

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, June 11, 1974, in the Council Chamber at approximately 2.00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Marzari, Massey, Rankin and Volrich.

ABSENT: Alderman Pendakur.  
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Rev. G.A. Baxter, Civic Chaplain.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of students from the Strathcona School, under the direction of Mrs C. Turley.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick  
SECONDED by Ald. Volrich

THAT the minutes of the Regular Council Meeting dated May 28, 1974, with the exception of the 'In Camera' portion, and the minutes of the Special Council Meeting (Public Hearing) dated May 30, 1974, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari.  
SECONDED by Ald. Gibson.

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS.

Council agreed that the following unfinished business items be deferred, pending the hearing of delegations this evening:

1. Playhouse Theatre Company.
2. Vancouver Peretz School.
3. Sands Hotel.
4. Vancouver Indian Centre Society.
5. Puccini's Italian Restaurant.
6. Hotel East, 445 Gore Avenue.

UNFINISHED BUSINESS7. G.V.F.D. Transportation Function Study Committee.

Council on May 28, 1974 received a letter from the G.V.R.D. dated May 15, 1974, respecting the position paper of the Transportation Function Study Committee, and agreed to consider the position paper at this meeting.

The following extract from the position paper was considered by Council seriatim:

" Therefore the Regional District requests that the Provincial Government provide Letters Patent and/or necessary legislation to enable it to carry out the following role and functions:

1. A. For the Regional District to be responsible, in collaboration with the Provincial Transportation Departments and Agencies, and with member municipalities, for the preparation and adoption of comprehensive transportation plans and programs for the movement of people and goods for those elements of transportation which are within the jurisdiction of the Province, its agencies and municipalities, and for collaboration with the appropriate Federal Ministries and Agencies for those elements which are within the jurisdiction of the Federal Government,

OR

- B. For the Provincial Government to establish a Transportation Planning Authority consisting of Ministers of Provincial Departments responsible for Transportation, and representatives of the Regional District acting on behalf of member municipalities who would collectively be responsible to the Provincial Cabinet and the Regional Board, for the preparation and adoption of comprehensive transportation plans and programs as in 1. A. above.
2. For the Regional District to act on behalf of its member municipalities in joint planning operations for the preparation of comprehensive transportation plans and programs with Provincial and Federal agencies.
3. A. To establish a Regional Technical Transportation Committee consisting of representatives of the Regional District, member municipalities, [engineers and planners], and Provincial Transportation Agencies to:
  - a) participate jointly with the Regional Technical Planning Committee in the preparation of transportation plans,
  - b) prepare annual and five-year transportation improvement programs and strategies for achieving these plans,
  - c) recommend the above programs and strategies to the appropriate Provincial Ministers and to the Regional Board, and
  - d) prepare reasonably common standards and procedures for traffic engineering throughout the Region for adoption by the Regional Board,

OR

- B. For the Transportation Planning Authority [outlined in 1. B. above] to establish a Technical Transportation Committee composed of representatives and for the purposes outlined in 3. A. above.

Continued.....

UNFINISHED BUSINESS (Contd)G.V.R.D. Transportation Function Study Committee (Contd.)

4. For the Regional District to designate transportation corridors [both potential and final], and to recommend to member municipalities, appropriate land uses in these corridors.
5. To provide the Regional District with powers similar to those of the municipality, to acquire lands in transportation corridors and to plan, design and develop these lands for commercial, industrial, institutional, and transportation purposes, in terminal, station and regional town centre areas in these transportation corridors.
6. For the Regional District to inform, publicize, promote and make regulations as may be deemed necessary [i.e. over car-poolings, staggered hours, etc.] so as to influence the travel habits of the public and bring them into conformity with adopted transportation strategies.
7. For the Regional District to raise sufficient funds to carry out these transportation planning and co-ordinating functions as defined in the Letters Patent received for these purposes.
8. For the Regional District to be empowered to raise funds by borrowing, to levy member municipalities, and to receive contributions from Senior Governments for the purposes of carrying out agreed upon major arterial improvement programs, and for the Regional District to disperse such funds to member municipalities to carry out such agreed upon arterial programs. This enabling provision should be subject to a satisfactory master agreement being reached on this matter between the Province, the Regional District and the member municipalities, which would provide for an improved financial position to the Regional District and member municipalities in regard to financing of arterials."

MOVED by Ald. Hardwick

THAT Council endorse Clauses 1.A and 3.A, subject to appropriate financing formula being developed with the senior governments, Clauses 2, 4, 5 and 8 be referred to the Board of Administration for comment on the implications involved, and Clauses 6 and 7 be endorsed.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONSVancouver Square - Simpson Sears Building.

At this point in the proceedings Council agreed to hear Mr. P.W. Butler, Solicitor, representing Polaris Development, regarding a project involving construction of a building on the old Eaton's building site on Hastings Street. A letter was noted from Mr. Butler, dated June 11, 1974, requesting Council's opinion on the tower which is part of the project. Council noted that the Technical Planning Board had no objection to the proposed relocation of the tower, provided certain conditions were met. The Director of Planning elaborated on the Technical Planning Board's position. Mr. Hawthorn, Chairman of the Design Panel, also addressed Council and gave the Design Panel's views and concern respecting the height of the tower.

MOVED by Ald. Gibson,

THAT this matter be referred back to the Technical Planning Board for further consideration with a view to attempting to scale down the tower, and the Director of Planning report back to City Council before any further action is taken.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS (Contd)

8. Civic Grant Request,  
Vancouver East Lacrosse Association.

Council, on May 28, 1974, deferred consideration of a clause in the report of May 9, 1974, from the Social Services Committee with respect to a grant request from the Vancouver East Lacrosse Association to purchase lacrosse equipment. The Director of Social Planning was instructed to investigate and report on possible funding sources. Pursuant thereto, the Council noted a memorandum from the City Clerk of June 7, 1974, giving details of the various organizations contacted by the Director of Social Planning. No grants were available.

MOVED by Alderman Rankin

THAT the following recommendations of the Director of Social Planning, as contained in the Social Services report of May 9, 1974, be approved.

1. That a grant of \$2,500 be made to the Vancouver East Lacrosse Association to purchase 50 sets of lacrosse equipment for use by disadvantaged children in the East end:
2. That the Department of Social Planning, in conjunction with the Department of Recreation and the B.C. Sports Federation, investigate the need for, and means of establishing, a fund to assist children to participate in amateur sports.

CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

COMMUNICATIONS OR PETITIONS

Chimo B.C. International  
Volleyball Game.

Council on May 28, 1974, when considering a grant request from Chimo Volleyball of B.C. in connection with an International Women's Volleyball Game with the People's Republic of China, passed a motion taking no action with respect to the grant request. Pursuant thereto, a further letter from the organization was received, dated June 5, 1974, requesting that the City sponsor a dinner honouring the visit of the Chinese Team.

MOVED by Ald. Harcourt

THAT the City of Vancouver host a luncheon or dinner in honour of the visit of the People's Republic of China Volleyball Team, up to a maximum cost of \$500.

- CARRIED.

(Alderman Bowers opposed)

Revision of Election Rates - Minimum Wage.

Council noted a letter dated May 27, 1974, submitted by the City Clerk concerning Revision of Election Rates as follows:

CONTINUED....

COMMUNICATIONS OR PETITIONS (Contd)

Revision of Election Rates. (Contd.)

" Enclosed is a schedule of recommended payments in respect of Deputy Returning Officers, Assistants and their clerks, which are increased by application of the \$2.50 per hour Minimum Wage Act requirements, effective June 3, 1974.

If Council adopts these rates, the Election Budget for 1974 will require the addition of a further amount of \$10,267.00. The reason for this increase over budget is that it was not anticipated as being necessary to reflect the minimum wage increase at the Deputy Returning Officer and Assistants level but, in checking with the Minimum Wage Act authorities, we have been told that the provisions of the Act apply throughout the entire Election staff.

It is recommended the attached schedule of rates \* for Election Staffs, as indicated, be approved, and the City Clerk's Election Budget be increased accordingly."

MOVED by Ald. Harcourt,

THAT the recommendation of the City Clerk be approved.

\*(The Schedule of Rates referred to is  
on file in the City Clerk's Office.)

- CARRIED UNANIMOUSLY.

Vancouver People's Law School.

Council noted a letter dated June 5, 1974 from Vancouver People's Law School advising that the organization is applying to become an incorporated society under the B.C. Society Act. In accordance with the terms of the Act, only Council can grant permission for the use of "Vancouver" in the name "Vancouver People's Law School". The organization is seeking permission to use the word "Vancouver" in its title.

MOVED by Ald. Marzari,

THAT the request of the Vancouver People's Law School for permission to use the word "Vancouver" in the name "Vancouver People's Law School" be granted.

- CARRIED UNANIMOUSLY.

Sunday Racing at Exhibition Park.

A letter was received from the Pacific National Exhibition under date of June 6, 1974, advising of the following motion of the Board of Directors:

" That the PNE request the City of Vancouver to approach the Provincial Government to change the Section of the Charter regarding Sunday Racing at the earliest possible time, to allow for this trial to take place in July."

MOVED by Ald. Bowers

THAT Council advise the P.N.E. and the B.C. Jockey Club that it has no objection to this request, and the Provincial Government be, therefore, requested to amend the Vancouver Charter to make Sunday Racing in July possible, on a trial basis.

- LOST

(Ald. Gibson, Harcourt, Hardwick, Marzari, Massey,  
Rankin, Volrich, and the Mayor opposed)

COMMUNICATIONS OR PETITIONS

Plans for Major Buildings.

A letter, dated May 29, 1974, from the Park Board was noted concerning a reply to Council's direction of April 30, 1974, "that the Park Board present plans for major buildings both to Council or a designated committee of Council and the Board of Administration before any project goes to tender".

The Park Board, by resolution, advised that it did not appreciate, nor deem it to be correct, that Council should continue their erosion of the role of the Park Board in conducting its official functions as a duly elected body in the City of Vancouver.

Council was reminded that this topic is contained in the report of the Standing Committee on Finance and Administration, dated May 23, 1974, which will be considered later this day.

MOVED by Ald. Gibson,  
THAT the letter from the Park Board be received.

- CARRIED UNANIMOUSLY.

COMMUNICATION,  
DELEGATION AND REPORT OF  
COMMITTEE

Street Vending.

Council noted a letter from Mr. W. Friedel, requesting to appear as a delegation this day concerning the proposed regulations re street vending.

Council agreed at this time to hear Mr. Friedel opposing certain regulations contained in the report of the Community Development Committee dated May 30, 1974. After hearing the delegation, Council considered the Community Development Committee's report on Street Vending and action was taken as follows:

Report of Standing Committee on  
Community Development (Clause 2)

A. Background.

MOVED by Ald. Volrich  
THAT this clause be approved.

- CARRIED UNANIMOUSLY.

B. Type and Number of Vendors.

MOVED by Ald. Volrich  
THAT this clause be approved, after deleting the following words from the officials' report dated May 8, 1974 - 'your officials recommend four as a maximum'.

- CARRIED UNANIMOUSLY.

C. Mobility

MOVED by Ald. Volrich  
THAT this clause be approved.

- CARRIED

(Ald. Marzari opposed)

D. Goods to be Sold

MOVED by Ald. Volrich  
THAT this clause be approved.

- CARRIED

(Ald. Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Harcourt

THAT Clause 'D' be deferred for further consideration by the Committee.

- LOST

(Ald. Bowers, Hardwick, Massey, Volrich and the Mayor opposed)

COMMUNICATION,  
DELEGATION AND REPORT OF  
COMMITTEE (Contd.)

Report of Standing Committee  
on Community Development (Clause 2) (Contd.)

E. Location of Vendors

MOVED by Ald. Volrich

THAT this clause be approved; however, if the vendor is not satisfied with the allocation of space by the City Engineer then the vendor can appeal to the Standing Committee on Community Development for decision.

- CARRIED

(Ald. Gibson, Marzari and Rankin opposed)

F. Size of Permit Areas

MOVED by Ald. Volrich

THAT this clause be approved.

- CARRIED

(Ald. Marzari opposed)

G. Local Authorities

MOVED by Ald. Volrich

THAT this clause be deleted.

- CARRIED UNANIMOUSLY

H. Permit Fees

MOVED by Ald. Rankin

THAT there be no fee per square footage this year, and the flat permit fee, as recommended by the Committee, be approved except, for this year only, half the \$200 fee be charged.

FURTHER THAT the pro-rata type of fee for stands and carts on Granville Mall and Gastown areas only, be referred back to the officials to prepare a schedule, which will be presented to Council for final approval.

- CARRIED UNANIMOUSLY.

I. Administration

MOVED by Ald. Volrich

THAT this clause be approved but that the same preference be extended to present holders of Pedlers' Licenses.

- CARRIED UNANIMOUSLY.

J. Enforcement

MOVED by Ald. Volrich

THAT this clause be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Massey (in amendment)

THAT the impoundment procedure be included

(Ald. Gibson, Hardwick, Marzari and Rankin opposed)

A tie-vote resulted and, therefore, the amendment was - LOST

The motion by Ald. Volrich was put and carried unanimously.

(Ald. Harcourt was not present when this Clause was considered.)

K. Guidelines

MOVED by Ald. Volrich

THAT this clause be approved.

- CARRIED.

(Ald. Marzari opposed)

During consideration of the foregoing matter, Council recessed at approximately 4 p.m. and, following an 'In Camera' meeting in the Mayor's office, re-convened in Open Session in the Council Chamber with Alderman Gibson absent.

COMMUNICATION,  
DELEGATION AND REPORT OF  
COMMITTEE

Street Vending (Contd)

MOVED by Ald. Harcourt,

THAT the Street Vending By-law not be put into effect until it can be effectively administered and until the Granville Mall is in operation.

- LOST

(Ald. Bowers, Massey, Volrich and the Mayor opposed)

A tie-vote resulted and therefore the motion was - LOST.

In considering the foregoing subject of Street Vending, Council also noted a report, dated June 5, 1974, submitted by the City Engineer, Director of Legal Services and Director of Social Planning.

Neighbourhood Improvement Program  
Riley Park Area - (Clause 1)

Council, at this time, considered Clause 1 of the report of the Standing Committee on Community Development, dated May 30, 1974 on the matter of Neighbourhood Improvement Program for Riley Park Area.

MOVED by Ald. Volrich

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

Demolition of four houses,  
Odlum Drive/Kitchener.

Council noted a letter, dated May 17, 1974, from Colette French, on behalf of certain low-income families, requesting to appear as a delegation this evening on the matter of demolition of four houses on Odlum Drive and Kitchener Street.

MOVED by Ald. Harcourt,

THAT the delegation be heard later this day.

- CARRIED UNANIMOUSLY.

Vancouver Kitsilano Boys' Band.

Council noted a letter from Vancouver Kitsilano Boys' Band, requesting a grant of \$1500 towards assisting the Band on its forthcoming European tour.

MOVED by Ald. Rankin

THAT a grant of \$1500 be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

Damage to Property,  
1915 East Georgia Street.

Council noted a letter dated May 27, 1974, from Lawson, Lundell, Lawson and McIntosh, Solicitors, requesting to appear as a delegation on the matter of damage to the home of Mr. and Mrs. Sokugawa.

Council was advised the Director of Legal Services will be submitting a report on the matter to the Council meeting on June 25, 1974.

MOVED by Ald. Harcourt

THAT the delegation request be granted for the Council Meeting on June 25, 1974.

- CARRIED UNANIMOUSLY.



COMMUNICATIONS OR PETITIONS (Contd.)

Study of Transit Systems in  
Europe - Council Representative.

Council noted the following letter, dated May 30, 1974,  
submitted by Mayor Phillips.

I believe it would be useful for a member of Vancouver  
City Council to accompany The Honourable Jim Lorimer to  
Europe to check out transit systems and equipment. You  
will see by the enclosed letter that he has invited members  
of the Board. The GVRD Board decided to send a member on  
this trip and it will probably be the Chairman, Allan Kelly.  
I think that Vancouver City Council should send a member  
of Council at our expense.

I would like to recommend Alderman Walter Hardwick.

MOVED by Ald. Volrich

THAT Alderman Hardwick, and the City Engineer, or his  
appointee be authorized to accompany Regional District and  
Provincial Government officials to tour certain European cities  
- to view transit systems.

FURTHER THAT if Alderman Hardwick is unable to take the  
trip, the Mayor be authorized to name an alternate member of  
Council.

- CARRIED

(Ald. Marzari and Rankin opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

Phase 1, City Lands,  
Area 6, False Creek.

The Council considered a report, dated June 4, 1974, from  
the Review and Recommendation Committee which was appointed by  
Council on April 23, 1974 for the purpose of recommending to  
Council a concept with modifications for Phase 1, City Owned  
Lands, Area 6, False Creek. The Committee comprises:

Mr. Ray Spaxman, Director of Planning - Chairman  
Mr. Larry Bell, Director of Research, United Way  
of Greater Vancouver  
Mr. Ian Davidson, Architect.  
Mr. Alvin Narod, President Narod Construction Ltd.  
Mr. Doug. Sutcliffe, Development Consultant.

MOVED by Ald. Hardwick

THAT, as recommended by the Committee, the concept described  
in Scheme "C" be adopted in principle, as the concept to be advanced  
for public hearing for re-zoning.

FURTHER THAT the following modifications be considered with  
respect to design and implementation.

- CARRIED UNANIMOUSLY

- Re-design dwellings to achieve liveability at the  
density of approximately 28 dwellings per gross acre,  
and to achieve economy.
- Respond to the Fire Chief's request for non-combustible  
exterior cladding and roofing materials.
- Use a housing module as small as 16 feet in a small  
number of the dwellings only.

CONTINUED

Phase 1, City Lands,  
Area 6, False Creek (Contd.)

- Re-design the underground parking to reduce walking distances to dwellings, to preserve security and to achieve economy.
- Re-design the parking for the public spaces.
- Provide a second access route to the eastern residential cluster.
- Re-design the access to the dwellings to ensure adequate facilities for garbage collection, deliveries, passenger drop-offs, fire trucks, and emergency vehicles.
- Designate more specifically the activities and functions of the public open space, to make it an attractive place to visit.
- Delete the beach.
- Re-design the marina for at least 325 boats.
- Re-design the bridge connections across 6th Avenue to make them more inviting.
- Re-design the commercial facilities to provide for concentration rather than dispersal.
- Consider north-south transportation linkage between a focus of interest, such as a town centre, and Broadway.
- Review noise abatement measures, and make improvements as necessary, as for example in the western enclave.
- Review timetable for design and construction to achieve completion as quickly as possible.

Council, after reviewing the modifications in the recommendation, agreed to delete the reference to non-combustible cladding and roofing materials and suggested that the officials review the amount of open space between the buildings and the water, particularly at the eastern part of the development. There was general agreement with respect to the balance of the modifications suggested..

Explanations were given by the Director of Planning, Mr Hickley, and the Development Consultant, Mr. Sutcliffe, with the aid of plans.

Proposals for CD Zoning,  
False Creek Basin

Council also noted the "Proposal for a CD Zone for the False Creek Basin" prepared for the Planning Department by Johnston Associates Management Limited, together with a memorandum from the Director of Planning, commenting on the proposal.

MOVED by Ald. Hardwick

THAT this proposal by Johnston Associates Management Ltd., including any related reports, be referred to a public hearing to be held at 7.30 p.m., June 27, 1974, after substituting new pages for pages 3/ 3.1 to 3.6.

- CARRIED UNANIMOUSLY.

During consideration of the foregoing, Alderman Marzari left the meeting.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTSA. BOARD OF ADMINISTRATION  
REPORT, June 7, 1974.Works and Utility Matters  
(June 7, 1974)

The Council considered this report which contains six clauses, identified as follows:

- Cl.1. Closure of Portion of St. George Street and Carolina Street, between Great Northern Way and 5th Avenue.
- Cl.2. Reconstruction of Sewer on 13th Avenue between Quebec and Main Streets Prior to Paving.
- Cl.3. Seymour Street Sewer and B.C. Telephone Duct.
- Cl.4. Local Improvements by "Petition".
- Cl.5. Connection Rates for Underground Wiring, Local Improvements.
- Cl.6. Tender No. 41-73-4. Front Loader Packer Refuse Bodies.

The Council took the following action:

MOVED by Ald. Bowers

THAT the recommendations contained in Clauses 1 to 6 of this report, be approved.

- CARRIED UNANIMOUSLY.

(Clause 6 was carried by the required majority)

Social Service and Health Matters  
(June 7, 1974.)Youth Health Services - Request for  
Maintenance of Current Funding Formula.

MOVED by Ald. Volrich

THAT the recommendation of the Board of Administration contained in this report, be approved.

- CARRIED UNANIMOUSLY.

Building and Planning Matters,  
(June 7, 1974.)

The Council considered this report which contains five clauses, identified as follows:

- Cl.1. Strata Title Application - New Construction  
588 East 5th Avenue, Lot 1, Block 87, D.L.  
264A. Farmers & Merchants Trust Co., Ltd.,
- Cl.2. Strata Title Application - New Construction  
1540 East 4th Avenue, Vancouver, B.C.  
Lot 1 of Lots 37 to 39, Blk 145, D.L. 264A  
Plan 2365, Seccia Brothers, 4732 Ridgelawn  
Drive, Burnaby
- Cl.3. Strata Title Application - New Construction  
1825 Comox Street - Lot 39, Block 69, D.L.185  
Mike Gaska Construction Co.,
- Cl.4. Strata Title Application - New Construction  
1165 Burnaby Street-Lot 13, Block 25, D.L. 185,  
Plan 92. West Coast Enterprises Ltd.,
- Cl.5. Proposed Renovation of Office/Retail Building,  
615 West Hastings Street.

The Council took action as follows:

MOVED by Ald. Hardwick,

THAT the Strata Title applications described in Clauses 1 - 4 above, under the Strata Titles Act re new apartment construction, be approved, subject to application of the relevant By-laws.

- CARRIED UNANIMOUSLY

CONTINUED.....

BOARD OF ADMINISTRATION  
REPORT DATED June 7, 1974 (Contd.)

Building and Planning Matters,  
(June 7, 1974) (Contd.)

Proposed Renovation of Office/Retail  
Building, 615, West Hastings Street. (Cl. 5)

MOVED by Ald. Hardwick,  
THAT the application by Egest Construction Corporation Ltd.,  
to renovate the interior of 615 West Hastings Street be approved.

- CARRIED UNANIMOUSLY.

Strata Title Application  
1484 Charles Street.

The Council noted a Strata Title application for a new construction at 1484 Charles Street, submitted by Landmark Projects Corporation Ltd., as contained in Board of Administration report.

MOVED by Ald. Hardwick,  
THAT the application of Landmark Projects Corporation Ltd., under the Strata Titles Act, re new construction at 1484 Charles Street, be approved, subject to the relevant By-laws.

- (deferred)

MOVED by Ald. Volrich  
THAT this whole matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY.

Finance Matters,  
(June 7, 1974.)

The Council considered this report which contains seven clauses, identified as follows:

- Cl.1. 1974 Basic Capital Program.
- Cl.2. Traffic Paint Shop Staffing.
- Cl.3. Establishment of 1 Temporary Library Assistant II Position - Catalogue Division.
- Cl.4. Investment Matters (Various Funds) April, 1974.
- Cl.5. Additional Staff - Permits and Licenses Department.
- Cl.6. Auto Allowances for City Employees.
- Cl.7. Bridge Insurance.

The Council took the following action:

MOVED by Ald. Volrich  
That the recommendations of the Board of Administration contained in Clauses 1 - 7 of this report be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(June 7, 1974.)

The Council considered this report which contains three clauses, identified as follows:

- Cl.1. Personnel Regulation #50 - Court Attendance and Jury Duty.
- Cl.2. Training Policy and Program.
- Cl.3. National Conference - Harry Seneca College, Toronto - June 18-20/74.

The Council took the following action:

MOVED by Ald. Volrich  
THAT the recommendations of the Board of Administration contained in Clauses 1 and 3 be approved, and that Clause 2 be deferred pending the hearing of a delegation from the Municipal and Regional Employees' Union, as requested in their letter of June 7, 1974.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT OR OTHER REPORTS (Contd)

Property Matters,  
(June 7, 1974)

The Council considered this report which contains eight clauses, identified as follows:

- Cl.1. Lots 4 - 6, Block 122, D.L. 541, 1420 Howe Street.
- Cl.2. Rental Review - Encroachments from Lots 8 - 13 inclusive and Parcel A, Block 43, D.L.200A, situated West side Scotia Street, between 7th and 8th Avenues.
- Cl.3. Rental Review - East 66' of Cromwell Street, South of Kent Avenue.
- Cl.4. Vancouver Sewerage and Drainage District, Sewer Easement over City-owned Lot E, Block 111, D.L.264A (China Creek Park) Sit. N/S 8th Avenue, Keith to Glen Drives.
- Cl.5. Lot 96, D.L.339, Situated 6600 Block Arlington Street.
- Cl.6. Demolitions.
- Cl.7. False Creek - Area 10, Clay Marina.
- Cl.8. City of Vancouver - P.N.E. Lease.

The Council took action as follows:

MOVED by Ald. Volrich

THAT the recommendations of the Board of Administration contained in Clauses 1 to 5, be approved, and that Clause 6 be received for information.

False Creek - Area 10,  
Clay Marina (Clause 7)

In considering this clause the Council agreed to hear Mr. Clay's representative, urging that Council give a long-term lease to Mr. Clay, or at least permit him to continue occupancy until definite alternative plans have been formulated for the area.

Council was advised by the officials why it was necessary to have this site vacated by the end of September.

MOVED by Ald. Massey

THAT the Director of Legal Services be instructed to take action to have Mr. Clay vacate the site in question not later than September 30, 1974.

- CARRIED

(Alderman Rankin opposed)

City of Vancouver - PNE Lease (Clause 8)

MOVED by Ald. Volrich

THAT this clause be referred to the Director of Finance to meet with the Manager of the Pacific National Exhibition, to discuss the lease arrangements for report to the Finance Committee, which will review the entire leasing policy.

- CARRIED UNANIMOUSLY.

Council recessed at approximately 6.10 p.m. to re-convene in open council in the Council Chamber at 7.30 p.m.

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Regular Council, June 11, 1974. . . . . 14

The Council reconvened in the Council Chamber at 7.30 p.m.  
with Mayor Phillips in the Chair and the following members present.

PRESENT: Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Marzari, Massey, Rankin and Volrich.

ABSENT: Alderman Pendakur.  
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

### D E L E G A T I O N S

#### Playhouse Theatre Company

Council, on May 14, 1974, agreed to hear a delegation from the Playhouse Theatre Company requesting an additional grant in view of the amount of the grant received by the Vancouver Symphony Orchestra. Mr. Christopher Newton, the Artistic Director, addressed the Council and filed a letter, dated June 11, 1974, giving details of the Playhouse rental, expenditure and attendance.

MOVED by Ald. Massey

THAT an additional grant of \$12,000 towards rental of the Playhouse Theatre, be approved.

- CARRIED  
BY THE REQUIRED  
MAJORITY.

(Ald. Bowers opposed)

#### Vancouver Peretz School

City Council, on April 23, 1974, when considering a Board of Administration report regarding a grant equal to taxes for the Vancouver Peretz School, agreed to hear a delegation from the organization and requested that it provide a copy of its latest financial statements and prove financial need.

Pursuant thereto, the organization submitted a letter dated May 16, 1974, showing its current financial position and filing financial statements requested.

Mr. Oberg and Dr. Hestrin spoke in support of the grant request.

MOVED by Ald. Harcourt

THAT a grant of \$6,600 be approved to be applied against the 1974 taxes.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

#### Sands Hotel.

Mr. Heath Beggs, representing a group of residents and businessmen, addressed the Council with respect to the development of the Sands Hotel. Following an explanation given by members of Council to the delegate re the Development Permit, it was

MOVED by Ald. Hardwick

THAT the delegation be received.

- CARRIED UNANIMOUSLY

D E L E G A T I O N S (Contd.)

Vancouver Indian Centre Society.

Mrs Cantryn addressed the Council requesting reconsideration of the Society's original request for a grant of \$29,379. The organization had received a civic grant of \$16,500(less \$8,250 CAP). Mrs Cantryn filed a brief, dated June 11, 1974, on the activities of the Society.

MOVED by Ald. Rankin

THAT an additional grant of \$12,879 be approved.

- deferred

MOVED by Ald. Massey

THAT this whole matter be referred to the Social Services Committee to obtain a report from the Director of Social Planning re budget and other funding sources, as well as information regarding what additional services the City may be prepared to fund.

- CARRIED UNANIMOUSLY

Puccini's Italian Restaurant.

Council, on May 28, 1974, deferred consideration of the Board of Administration report dated May 24, 1974, re property at the South-west corner of Gore and Union Streets, pending the hearing of a delegation from Puccini's Italian Restaurant Ltd.

Mr. John Tate, the Proprietor, addressed the Council and filed a petition (33 signatures) from various businessmen in the area, requesting Council to allocate the property as a parking lot. Mr. Tate referred to the critical parking situation in the area.

Council also noted a letter from the Park Board, dated June 11, 1974, advising that the Park Board does not wish this property for park purposes and approving in principle it being used for a parking lot. The Park Board also suggested that any revenue received by the City for rent on the property, be turned over to the Park Board for the construction of a mini-park in the area.

MOVED by Ald. Bowers

THAT the request by Puccini's Italian Restaurant Ltd., to use this City-owned property at the South-west corner of Gore and Union Street as a parking lot, be granted.

- deferred

MOVED by Ald. Hardwick

THAT this whole matter be referred to the Director of Planning for consideration by the Strathcona Planning Team, and a report be submitted to Council on the evaluation of the various alternative uses of the property.

- CARRIED UNANIMOUSLY

Hotel East

At the Special Council Meeting, on May 30, 1974, after having heard representatives from the residents of the Hotel East, it was resolved that the owner of the Hotel East be requested to appear before Council to discuss the matter of Notices to Vacate being given to all residents of this hotel.

Mr. Gifford, Counsel for the owners, addressed Council, filed a brief and gave details of the situation. He advised of the plan to convert the building to restaurant and office use.

CONTINUED. . .

D E L E G A T I O N S (Contd)

Hotel East (Contd)

MOVED by Ald. Hardwick

THAT this whole matter, and the possibility of retaining the hotel by leasing to a non-profit organization be referred to the Housing Committee for early consideration and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT recommendation 'A' of the report of the Social Services Committee, dated June 6, 1974, and reading as follows:

"That Council direct the Development Permit sub-committee of the Technical Planning Board, the Technical Planning Board and the Vancouver City Planning Commission to not relax the requirements which the Hotel East must meet to obtain a development permit to convert the building to another use."

be also referred to the Housing Committee.

- CARRIED

(Alderman Hardwick opposed)

Demolition of four houses,  
Odlum Drive/Kitchener Street.

Mrs Colette French, on behalf of residents of 1416, 1410, 1404 Odlum Drive and 1416 Kitchener Street, addressed the Council concerning the proposal by Koffman Foods to demolish these four houses for the purpose of constructing a warehouse. The delegation enquired if Council could stop the demolition because of the eviction of tenants, which will take place soon. Alderman Rankin advised that he had discussed the matter with representatives of Koffman Foods, who own the property, and also advised that no Demolition or Development Permit application has been received to date.

Mr. Freedman, representing Koffman Foods, also addressed the Council, stating that it is intended to construct a refrigerated warehouse on the site.

MOVED by Ald. Rankin,

THAT the Corporation Counsel and the Director of Planning report to Council in two weeks time on interim measures for a temporary period, to prevent the demolition of residential properties in the area Clark Drive to the Industrial-zoned boundary East of Clark, Hastings to Broadway.

- CARRIED UNANIMOUSLY.

Development Permit Application #63200  
141 Keefer Street.

Council received a delegation from Mr. Delgatty, Architect and Mr. and Mrs Leung, Owners, re a proposed hotel plan for 141 Keefer Street. Clause 3, Department Report (Building and Planning Matters) dated June 7, was noted in this respect.

The delegation referred to a sketch of the project and Mr. Hawthorn, Chairman of the Design Panel, and the Deputy Director of Planning, both gave their opinions on the matter.

MOVED by Ald. Massey

THAT Council does not favour a beer parlour in this development, and the developer be requested to examine the new Liquor Act regarding appropriate arrangements other than those in the proposed scheme.

- deferred



D E L E G A T I O N S (Contd)

Development Permit Application #63200  
141 Keefer Street. (Contd)

MOVED by Ald. Volrich

THAT the foregoing motion and the question of a beer parlour be referred to the Community Development Committee for report back to Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey

THAT the application to construct a hotel on this site be referred back to the Director of Planning to consider further with the owner, the following conditions submitted by the Design Panel.

- a) That it would not overshadow the surrounding area and be built in a lower form.
- b) That the sidewalk and lower floor use not be dominated by vehicle access and storage.
- c) That it recognize the vital need for pedestrian amenity in the general Chinatown area.

(amended)

MOVED by Ald. Hardwick (in amendment)

THAT condition (a) in Alderman Massey's motion be deleted.

- CARRIED

(Ald. Gibson, Massey, Rankin opposed)

The motion as amended, and reading as follows, was put and

-CARRIED UNANIMOUSLY

MOVED by Ald. Massey

THAT the application to construct a hotel on this site be referred back to the Director of Planning to consider further with the owner, the following conditions submitted by the Design Panel,

That the sidewalk and lower floor use not be dominated by vehicle access and storage.

That it recognize the vital need for pedestrian amenity in the general Chinatown area.

Regular Council, June 11, 1974 . . . . . 18

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. DEPARTMENT GENERAL REPORT  
June 7, 1974

Building & Planning Matters  
(June 7, 1974)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Development Permit Application #66060: 1720 Nanaimo Street - Alterations to Existing Gasoline Service Station at the S/E Corner 1st Avenue & Nanaimo Street
- Cl. 2: Hydro Substation Site, 49th Avenue & Boundary Road
- Cl. 3: Development Permit Application #63200: 141 Keefer Street
- Cl. 4: Rezoning Application - W/S Renfrew Street between 18th and 19th Avenues
- Cl. 5: Proposed Zoning By-law for Chinatown and Gastown Historical Areas

The Council took action as follows:

MOVED by Ald. Hardwick,

THAT the recommendations of the Director of Planning contained in Clauses 1, 2, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

(Clause 3 was dealt with earlier this day. For Council action see page 16)

C. Alterations to City-Owned Multiple Dwellings for Compliance with the Fire By-law

Council noted a Board of Administration report under date of May 15, 1974, with respect to a number of City-owned multiple dwellings affected by amendments to Fire By-law No. 2139, which requires the buildings to be altered to comply with the new regulations by July 1, 1974.

Council considered the contents of this report and the recommendations contained therein, and took action as follows on specific matters detailed in the report:

The Englesea Lodge - 2046 Beach  
(Clause 1)

MOVED by Ald. Hardwick,

THAT the retention of the Englesea Lodge as an apartment building for an estimated period of three years beyond the original target date of 1977, be confirmed;

FURTHER THAT the Supervisor of Property and Insurance proceed with alterations for compliance with the Fire By-law, subject to Council approval of the bids received (as authorized by Council, March 12, 1974).

- CARRIED UNANIMOUSLY

Nelson School & Park Site  
No. 7 (Clause 2)

With respect to Clause 2, Council noted a letter from the West End Planning Team on this matter.

MOVED by Ald. Hardwick,

THAT Clause 2 be referred for discussion between the School Board, Park Board and the West End Planning Team for report back to Council.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, June 11, 1974 . . . . . 19

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Alterations to City-Owned Multiple  
Dwellings for Compliance with the  
Fire By-law (continued)

Park Site No. 19  
(Clause 3)

MOVED by Ald. Volrich,

THAT the existing housing be given priority consideration and the Supervisor of Property and Insurance be authorized to proceed with alterations to the City-owned buildings on Block 45, D.L. 185, for compliance with the Fire By-law at an estimated cost of \$122,600;

FURTHER THAT the buildings on Block 45, D.L. 185 be retained for a minimum of five years with a further review at that time.

- CARRIED UNANIMOUSLY

Point Grey Road Development:  
Seagate Manor - 2831 Point Grey  
Road (Clause 4)

The Board of Administration report sets out the following alternative courses of action:

- (a) to rescind the one-year extension and give the tenants notice to vacate by July 1, 1974. While the Landlord and Tenant Act only requires 30 days notice to vacate, it has been the City's policy, wherever possible, and when a number of tenants are involved, to try to give a minimum of 90 days notice.
- (b) to carry out the alterations for compliance with the Fire By-law at an estimated cost of \$26,000.00 and retain the buildings for a period of five years with a further review at that time.
- (c) to carry out the required alterations at this time, and demolish the building in April, 1975.

Your officials recommended approval of alternative (b).

MOVED by Ald. Hardwick,

THAT no action be taken with respect to this clause.

- CARRIED

(Aldermen Bowers, Rankin and Volrich voted against the motion)

Park Site No. 9 and Burrard  
Arbutus Connector (Clause 5)

MOVED by Ald. Hardwick,

THAT the alterations for compliance with the Fire By-law be carried out at an approximate cost of \$92,000.00 and the buildings be retained pending completion of the transportation and Kitsilano local planning study, with a further review at that time.

- CARRIED UNANIMOUSLY

Future Development: One Duplex -  
316 East 8th Avenue (Clause 6)

MOVED by Ald. Hardwick,

THAT the alterations for compliance with the Fire By-law be carried out at an estimated cost of \$4,850.00.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, June 11, 1974 . . . . . 20

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Alterations to City-Owned Multiple  
Dwellings for Compliance with the  
Fire By-law (continued)

Civic Purposes: 455 and  
467 West 10th Avenue (Clause 7)

MOVED by Ald. Massey,

THAT the alterations for compliance with the Fire By-law be carried out and the buildings be demolished when the site is required for redevelopment.

- CARRIED UNANIMOUSLY

Property for Resale: 1216  
East 7th Avenue (Clause 8)

It was noted that on May 28, 1974, Council passed a resolution leasing this site to the Alcohol and Drug Commission for \$1.00 a year for the purpose of constructing a pre-fab Detoxification Unit.

MOVED by Ald. Rankin,

THAT in view of Council's action quoted above, no action be taken with respect to this Clause.

- CARRIED UNANIMOUSLY

Hiring of George T. Carkner  
(Clause 9)

MOVED by Ald. Volrich,

THAT the hiring of George T. Carkner (former property negotiator), be authorized at a cost of \$1,389.00 per month, plus car allowance, for a period not to exceed six months from April 1, 1974, to assist the staff in carrying out detailed inspections of each property as necessary and to obtain plans for renovations and realistic estimates of the costs, salary to be chargeable to Account Codes 4257/- (Englesea Lodge) and 9407/182 (Sundry Rental Disbursements).

- CARRIED UNANIMOUSLY

Authority to Contract  
Out (Clause 10)

MOVED by Ald. Volrich,

THAT the Supervisor of Property and Insurance be authorized to assign the work to reputable contractors where the estimated cost on each building is not expected to exceed \$6,500.00. This authority to be limited to work required for compliance with the Fire By-law on those buildings presently city-owned and on future acquisitions where demolition is to be delayed.

- CARRIED UNANIMOUSLY

D. Central Files Staff:  
Engineering Department

The Board of Administration submitted the following report under date of June 7, 1974:

"Your Board has received the attached report from the City Engineer, recommending that three (3) additional positions of Clerk II be established, at an estimated cost of \$13,988 in 1974, and that temporary staff already engaged in bringing the central filing system to a current basis, be retained in 1974 within funds already approved in the budget.

The Administrative Analyst has reviewed the filing situation in the City Engineering Department and reports that until recently, much of the filing material was kept on a divisional basis. City Council, in 1972, approved the installation of an open shelf central filing system. Work has proceeded, commencing in April, 1973, on this during the past year but the task has proven to be more time consuming than anticipated.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Central Files Staff: Engineering  
Department (Continued)

The serious backlog of unfiled material is being cleared with the aid of temporary staff, including six university students employed under the STEP programme.

It is also necessary to complete a file indexing system and prepare a filing manual for distribution to the department. Arrangements have been made with the City Clerk for the Records Manager of the Archives Division to work with a member of the Engineering Research Branch, to complete this portion of the work.

It is noted that there has been no increase in the permanent staff in the records section of the department (other than the addition of a Clerk Typist I for mail delivery) for more than 12 years.

It is also noted that there has been a considerable amount of absenteeism, due to sickness, in the staff of the records section. This has created additional problems in the matter of completing the change-over to a centralized filing system.

While there are no records of material being generated in the department, a check of the registration of inward material reveals the following approximate annual volume of items:

- 1964 - 7,600 items received in the year;
- 1969 - 9,500 items received in the year;
- 1973 - 11,900 items received in the year;
- 1974 - 11,200 items received in the year (estimate).

These figures are indicative of the increased need for record section staff and it is therefore

RECOMMENDED that three (3) additional Clerk II positions be authorized as permanent staff in the records section of the Engineering Department, and that funds for salaries and furnishings, estimated at \$13,988, be provided from Contingency Reserve.

FURTHER, that the condition of the filing system and the adequacy of staffing levels be reviewed and reported on in April, 1975.

Your Board RECOMMENDS that the above recommendations be approved."

MOVED by Ald. Hardwick,  
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

(Copy of the City Engineer's report referred to is on file in the City Clerk's Office)

E. Report of Standing Committee  
on Civic Development,  
May 23, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Downtown Study
- Cl. 2: False Creek Public Evaluation

MOVED by Ald. Hardwick,  
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Report of Standing Committee  
on Social Services,  
May 23, 1974

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Civic Grant Request: Native Information Centre
- Cl. 2: St. Michael's Day Care: 409 East Broadway
- Cl. 3: Hotel East: 445 Gore Avenue
- Cl. 4: Yukon Apartments: 2137 Yukon Street
- Cl. 5: Day Care Centre: 3328 East First Avenue

The Council took action as follows:

MOVED by Ald. Rankin,  
THAT Clauses 1 to 4 inclusive be received for information and the recommendation of the Committee contained in Clause 5 be approved.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on  
Finance and Administration,  
May 23, 1974

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: New Aquatic Centre
- Cl. 2: Park Board Plans for Major Buildings
- Cl. 3: Park Board Reorganization

The Council took action as follows:

MOVED by Ald. Bowers,  
THAT Clause 1 be received for information.

- CARRIED UNANIMOUSLY

Park Board Plans for Major  
Buildings (Clause 2)

MOVED by Ald. Bowers,  
THAT Council endorse the resolution of the Committee contained in this Clause.

- CARRIED UNANIMOUSLY

Park Board Reorganization  
(Clause 3)

Council noted a letter from the Municipal & Regional Employees' Union dated June 10, 1974, requesting deferment to permit the Union an opportunity of considering this matter further.

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee contained in this Clause be referred to the Board of Administration for discussion with the Municipal & Regional Employees' Union for report back to Council.

- CARRIED UNANIMOUSLY

H. Report of Standing Committees on  
Civic and Community Development,  
May 23, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Planning Department Program "Shaping the Future"
- Cl. 2: West End Zoning

The Council took action as follows:

MOVED by Ald. Hardwick,  
THAT recommendation (A) contained in Clause 1 of the Committee report be received for information and recommendation (B) be approved, and

FURTHER THAT Clause 2 contained in the Committee's report be received for information.

CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committee  
on Housing, May 28, 1974

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Strata Title Applications
- Cl. 2: Minimum Standards - Maintenance and Occupancy
- Cl. 3: Housing for the Physically Handicapped
- Cl. 4: Oppenheimer Lodge - Organizer-Consultant
- Cl. 5: Short Lease Hotels
- Cl. 6: Wicklow Hotel
- Cl. 7: Housing Policy Paper

The Council took action as follows:

MOVED by Ald. Harcourt,  
THAT Clauses 1, 2, 6 and 7 be received for information and the recommendations of the Committee contained in Clause 5 be approved.

- CARRIED UNANIMOUSLY

Housing for the Physically  
Handicapped (Clause 3)

MOVED by Ald. Harcourt,  
THAT the resolutions of the Committee contained in this Clause be received for information.

MOVED by Ald. Harcourt,  
THAT recommendation (A) of the Committee contained in this Clause be amended to read as follows:

"That Council endorse the concept of a Group Home Project for young adult handicapped persons in the False Creek Area and instruct the False Creek Development Consultant to report back on how this project can be incorporated into the False Creek Area Six Development Proposals."

FURTHER THAT recommendation (B) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Oppenheimer Lodge - Organizer-  
Consultant (Clause 4)

MOVED by Ald. Harcourt,  
THAT recommendation (A) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,  
THAT recommendation (B) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee on  
Social Services, May 30, 1974

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Downtown Eastside Recreation Project
- Cl. 2: Lord Roberts Elementary Day Care Centre
- Cl. 3: Downtown Eastside Residents' Association - Rent Increases
- Cl. 4: Greater Vancouver Federated Anti-Poverty Groups

The Council took action as follows:

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Social Services, May 30, 1974  
(continued)

MOVED by Ald. Rankin,  
THAT Clauses 2 and 4 be received for information.

- CARRIED UNANIMOUSLY

Downtown Eastside Recreation  
Project (Clause 1)

MOVED by Ald. Rankin,  
THAT recommendations (a) and (c) of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
THAT with respect to recommendation (b) of the Committee contained  
in this Clause, the sum of \$22,535 to fund this project, be appropriated  
from Contingency Reserve.

- CARRIED UNANIMOUSLY

Downtown Eastside Residents'  
Association - Rent Increases  
(Clause 3)

Alderman Rankin advised that representatives of the Hampton  
Hotel appeared before the Standing Committee on Social Services  
and advised they have withdrawn their rent increase notices.

MOVED by Ald. Rankin,  
THAT the owners and operators of the Olympia Hotel, 341 East  
Hastings, the Colonial Hotel, 122 Water Street and the Orange  
Apartments, 341 Gore be requested to appear before the Standing  
Committee on Social Services to show why their Business Licenses  
should not be cancelled.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
THAT the following recommendation of the Committee contained  
in this Clause be approved:

"Further that Council refer the complaints of rent increases  
to the Attorney-General's Department for study by the  
Department as to whether charges can be laid against the  
owners and operators of the three hotels for violating the  
Rent Stabilization Act."

- CARRIED UNANIMOUSLY

The Council noted for information that the Standing Committee  
on Social Services will be holding a Public Meeting at 7:30 p.m.,  
Thursday, June 13, 1974, in the Council Chamber with respect to  
commercial rental agencies.

K. Report of Standing Committee  
on Waterfront, May 30, 1974

The Council considered this report which contains three clauses  
identified as follows:

- Cl. 1: National Harbours Board Lease of 8936 Sq. Ft.  
Adjoining Stanley Park
- Cl. 2: Point Grey Road Waterfront
- Cl. 3: Proposed Sign By-law

The Council took action as follows:

cont'd....



BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Waterfront, May 30, 1974 (continued)

National Harbours Board Lease of  
8936 Sq. Ft. Adjoining Stanley  
Park (Clause 1)

MOVED by Ald. Gibson,  
THAT the recommendation of the Committee contained in this  
Clause be approved.

- CARRIED

(Aldermen Bowers and Massey voted against the motion)

MOVED by Ald. Massey,  
THAT the recommendations of the Committee contained in Clause  
2 be approved and that Clause 3 be received for information.

- CARRIED UNANIMOUSLY

L. Part Report of Standing Committee  
on Social Services, June 6, 1974

The Council considered this part report of the Committee with  
respect to Hotel East - Conversion to a New Use.

MOVED by Ald. Rankin,  
THAT recommendation (B) of the Committee contained in this  
report be approved, after amendment to read as follows:

"That similar applications for development permits to convert  
hotels to other uses in the downtown eastside area, be  
brought before the Standing Committee on Housing."

FURTHER THAT recommendation (C) of the Committee contained  
in this report be withdrawn.

- CARRIED UNANIMOUSLY

(Underlining indicates  
amendment)

(For Council action on recommendation (A) of this report,  
see page 16 )

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Hardwick,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Local Area Activity Centre)

MOVED by Ald. Marzari,  
SECONDED by Ald. Hardwick,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,  
SECONDED by Ald. Hardwick,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO REGULATE THE OCCUPANCY  
OF STREETS AND THE USE THEREOF  
FOR VENDING

MOVED by Ald. Volrich,  
SECONDED by Ald. Hardwick,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Volrich,  
SECONDED by Ald. Hardwick,  
THAT Section 8 of Division II of the By-law be amended to read as follows:

"8. Any person desiring to obtain a street vending permit shall make application on the form provided for such purpose to the Director of Permits and Licenses and, at the same time, shall pay the appropriate fee prescribed herein which shall be refunded if the permit is refused.

\$100.00 for the year 1974 and \$200 per annum  
thereafter for all vendors, excluding  
blind vendors and mobile vendors;

\$ 1.00 per annum for blind vendors;

\$ 1.00 per annum for mobile vendors

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT Section 6(b) of Division I of the By-law be deleted.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey,  
Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT Sections 10 and 11 of Division III of the By-law be amended by deleting the amount of \$50.00 in each Section and inserting the amount of \$10.00 in place thereof.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey,  
Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT Section 16 of Division III of the By-law be amended to read as follows:

"THAT this By-law shall come into force and take effect on  
and after August 30, 1974."

(amended)

MOVED by Ald. Massey in amendment,  
SECONDED by Ald. Hardwick,  
THAT in the motion of Alderman Rankin, seconded by Alderman Marzari, the date of August 30, 1974, be changed to read July 15, 1974.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin voted against  
the motion)

cont'd....

BY-LAWS (cont'd)

BY-LAW TO REGULATE THE OCCUPANCY  
OF STREETS AND THE USE THEREOF  
FOR VENDING (continued)

The motion as amended and reading as follows was put and Carried:

"THAT Section 16 of Division III of the By-law be amended to read as follows:

'THAT this By-law shall come into force and take effect on and after July 15, 1974.'

MOVED by Ald. Volrich,  
SECONDED by Ald. Hardwick,

THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin voted against the motion)

MOTIONS

- A. Closing, Stopping Up and Conveyance  
of Property at the S/E Corner of  
22nd Avenue and Renfrew Street

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The subdivision of the property at the southeast corner of 22nd Avenue, Renfrew Street and Boyd Diversion created an exceptionally large intersection to accomodate an existing large watercourse. Since the subdivision a large portion of the ravine has been piped and filled. This has made portions of the intersection surplus to the City's highway requirements;
3. The owners of Lots 1 to 3, NW $\frac{1}{4}$  Section 48, T.H.S.L., Plan 7436 have made application to acquire portions of the surplus highway adjacent to the said Lot 1;

THEREFORE BE IT RESOLVED THAT all that portion of road outlined red included in a plan sworn to by A.R. Turner, B.C.L.S., on the 29th day of January, 1974, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owners of Lots 1 to 3, NW $\frac{1}{4}$  Section 48, T.H.S.L., Plan 7436; and

BE IT FURTHER RESOLVED THAT the said closed portion of road be consolidated with said Lots 1 to 3 to form one parcel.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Demoliton of Rental Units

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT WHEREAS a great number of demolitions of rental units are taking place to make way for new condominiums and other developments;

AND WHEREAS most of these units are tenanted by people on limited incomes;

AND WHEREAS the new accommodation that is being built in these areas is rented at prices well beyond the means of these citizens;

THEREFORE BE IT RESOLVED THAT this Council instruct the Director of Legal Services to prepare the necessary By-law allowing City Council to have discretionary powers to prevent the demolition of housing which affords accommodation for low income tenants in appropriate areas of the City.

(Notice)

NEW BUSINESS

Summer Council Meetings

The Mayor asked Council's preference with respect to day meetings of Council during the Summer months.

MOVED by Ald. Hardwick,  
SECONDED by Ald. Massey,  
THAT the Council meetings scheduled for the months of July and August commence at 9:30 a.m., with delegations generally being heard at 2:00 p.m.;

FURTHER THAT the previous action of Council in respect of scheduling of Council meetings be varied accordingly.

- CARRIED

(Aldermen Marzari and Volrich voted against the motion)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -  
Collingwood Towers Senior  
Citizens Project

referred to the Collingwood Towers Senior Citizens Housing Project (Collingwood United Church) which has encountered a number of delays. He requested that the Zoning Planner and Mr. Stewart Morley, representing Collingwood United Church, appear before the next regular meeting of Council.

The Council so agreed.

Alderman Rankin -  
Complaint: Mr. &  
Mrs. Hazuda

raised the matter of complaints recently received from Mr. and Mrs. Hazuda with respect to the problem of large trucks using the lane south of 14th Avenue west from Fraser Street which abuts the rear of their property, and requested that the City Engineer investigate this matter with a view to resolving the situation for report back.

The Mayor directed accordingly.

The foregoing are Minutes of the Regular Council Meeting  
of June 11, 1974, adopted on June 25, 1974.

A. Phillips  
MAYOR

L. J. Little  
CITY CLERK

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of St. George Street and Carolina Street  
between Great Northern Way and 5th Avenue

The City Engineer reports as follows:

"Negotiations have taken place and a Development Permit has been obtained for a housing development on the north side of 5th Avenue between St. George Street and Carolina Street, Block 92, D.L. 264A. The development takes in the remaining 33 feet of St. George Street and the west 33 feet of Carolina Street. Both of these portions of street are surplus to the City's highway requirements. There has been some delay in the processing of the closure of these streets on account of the request by the Mount Pleasant Area Council for a small park site over portion of Carolina Street. City Council on April 9, 1974 approved a recommendation that the west 33 feet of Carolina Street be used for the housing scheme and the east 33 feet be leased to the Centre for park purposes.

I RECOMMEND that the portions of street outlined green and red on plan marginally numbered LF 6820 be closed, stopped up and conveyed to the owner of Block 92, D.L. 264A, Plan 10548, subject to the following conditions:

- (a) The total value of the portions of street outlined green and red be \$62,531.25 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The two portions of street be added to Block 92.
- (c) A public utility easement be granted to the City over the westerly 17 feet of the closed portion of St. George Street.
- (d) A public utility easement be granted to the City to accommodate the sewer manhole on Carolina Street. The exact size and location of the easement to be determined after the site has been surveyed.
- (e) The applicant to provide a subdivision plan consolidating the site.
- (f) The applicant to pay any costs to effect the closure.
- (g) Agreements to be to the satisfaction of the Director of Legal Services and the City Engineer.

I further RECOMMEND that the east 33 feet of Carolina Street be closed, stopped up and leased, together with the west 33 feet of Lot A and Lot 1, Block 93 to the Mount Pleasant Area Council for park purposes subject to all the conditions as approved by Council on April 9, 1974."

Your Board RECOMMENDS that the foregoing be approved.

2. Reconstruction of Sewer on 13th Avenue between Quebec and Main Streets  
Prior to Paving

The City Engineer reports as follows:

"Subsequent to starting construction on 'Sewer Reconstruction Prior to Paving - Phase II', it has been found that the sewer on 13th Avenue between Main and Quebec Streets is in very poor condition. As this street is to be paved under the 1974 Paving Program, the sewer should be reconstructed as soon as possible.

The estimated cost of this work is \$28,000.

I RECOMMEND that the appropriation for Sewers Capital Account 111/3602, 'Sewer Reconstruction Prior to Paving - Phase II' be increased by \$28,000 so that this sewer on 13th Avenue may be reconstructed. Funds are available from Sewers Capital Account 118/7906, 'Miscellaneous-Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. Seymour Street Sewer and B.C. Telephone Duct

The City Engineer reports as follows:

"The B.C. Telephone Company will be constructing a major duct on Seymour Street between Georgia Street and Nelson Street commencing as soon as Granville Mall is opened to transit traffic.

It is also necessary for the City to reconstruct the existing 10-inch sewer on Seymour Street between Robson and Smithe Streets. In order to save money and to avoid further disruptions on Seymour Street in that block, the Engineering Department has suggested to the B.C. Telephone Company that they include the sewer replacement in their Contract, with the sewer being placed within their duct excavation. The B.C. Telephone Company has agreed to this on the basis that, 'the City will accept a reasonable price for the sewer works, as submitted by the successful bidder on the B.C. Telephone portion of the project.' We feel that this is a reasonable approach in view of the fact that the sewer is a minor portion of the total project cost.

The estimated cost of the sewer work is \$6,000 if this method is followed. Funds are already available in Sewers Capital Account 111/6218, 'Sewer Separation Downtown'. Council should be aware that a new sewer must also be constructed on Seymour Street between Georgia and Robson Streets. Due to a number of physical constraints, the same sort of construction procedure is not possible in that block and it will be necessary to construct that sewer by conventional methods after B.C. Telephone Company has completed their work.

I RECOMMEND that authority be granted to the Engineering Department to have the sewer construction on Seymour Street between Robson and Smithe Streets included in the B.C. Telephone contract and to accept a 'reasonable' price for the sewer works as submitted by the successful bidder on the B.C. Telephone portion of the project."

Your Board RECOMMENDS that the foregoing be approved.

4. Local Improvements by "Petition"

First Step

The City Engineer reports as follows:

"A petition for a lane lighting project, sufficiently signed by affected property owners, has been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake the project as a Local Improvement.

The project is for lighting the lane between Wales Street and Rhodes Street from 38th Avenue to 40th Avenue."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 31, 1974.

The estimated total cost of this improvement is \$990.00. The City bears no share of the cost for this particular project.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake this project and RECOMMENDS that:

- a. The reports of the City Engineer and Director of Finance be approved together with the details of the Second Step Report on file in the City Clerk's office.
- b. The Court of Revision for this project be held at 7:30 p.m. on Thursday, July 11, 1974. (This time and date has already been approved for "Initiative" lighting projects).
- c. Because of the substantial cost of advertising this one project, Council direct the Assessment Commissioner to post the advertisement in the City Clerk's office.

5. Connection Rates for Underground Wiring, Local Improvements

The City Engineer reports as follows:

"The Council on August 15th, 1972 approved my report dated August 7th, 1972 on Local Improvements for Underground Wiring, which, among other things, established guide lines for setting rates for underground wiring projects installed under the Power and Telephone Line Beautification Fund Act. The Local Improvement Bylaw was subsequently amended to implement the recommendations of the report. The Bylaw provided that the owners will be assessed a portion of the costs of undergrounding the utility plant on the street on the basis of a "line" rate to be charged according to the footage of assessable property abutting the project and a portion of the cost of undergrounding the service connection on the basis of existence of a service connection and the electrical capacity of the connection.

The guidelines set forth on the August 1972 Report are as follows:

- '(a) Line Rates for each Zoning would be set so that on a typical or average project, the Municipal Third of the cost would be shared equally between the Property Owners and the City-at-large.
- (b) The Connection Rate for 100 ampere Residential service (plus telephone) would be set, similarly, so that the Municipal Third of the cost is shared equally between the Property Owners and the City-at-large.
- (c) The Connection Rates for Other types and sizes of service would be derived from the 100 ampere residential, with the City contributing the same amount and the property owners thus bearing the additional cost of serving their greater needs.'

An undergrounding Local Improvement Project is to be undertaken on Water Street at the same time as a Beautification Project. This will be the first undergrounding project requiring connection rates to be set.

Calculation of proposed connection rates for Water Street in accordance with the guidelines of the August 1972, Report has now been carried out. It appears that in business areas the cost of undergrounding connections will be high, owing to technical changes required to be made to the services, beyond the control of the property owners. So that the burden on the owners will not be unduly great, it is proposed that guideline (c) in the August 1972, Report be amended to that the Connection Rate for all service connections will be shared on the same basis as the line rate.

A comparison of typical business connection rates for the most common service sizes, calculated both ways is made in the following table:

<u>Guideline</u>	<u>Service Size</u>			
	<u>100 amp</u>	<u>200 amp</u>	<u>400 amp</u>	<u>600 amp</u>
August 1972 Report	\$430	\$530	\$1170	\$1670
Recommended this Report (50% of Municipal Third)	\$270	\$320	\$630	\$830

Accordingly I recommend that the guidelines to be followed for setting rates for local improvements for underground wiring as set forth in the August 7, 1972, Report be amended as follows:

- (c) The Connection Rates for other types and sizes of services would be set similarly so that the "Municipal Third" of the cost is shared equally between the property owners and the City-at-large."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.



6. Tender No. 41-73-4  
Front Loader Packer Refuse Bodies

The City Engineer and Purchasing Agent report as follows:

"On March 5, 1974, a report was submitted to Council for the purchase of six front loader packer bodies. Two bids were received on February 4, 1974, as follows:

<u>F &amp; F Equipment Ltd.</u>	<u>Reliance Truck &amp; Equipment</u>
\$19,906.00 each	\$22,028.00 each

Council subsequently approved the purchase of six front loader packers from F & F Equipment Ltd. at a total cost of \$119,436.00 plus 5% Provincial Sales Tax. A purchase order dated March 13, 1974, was issued to F & F Equipment Ltd. On May 28, 1974, we were notified by F & F Equipment that they were unable to supply the units ordered because the manufacturer had ceased fabricating these units.

This tender asked for prices to remain firm for 90 days (i.e., to May 4, 1974). Reliance Truck and Equipment Ltd. was contacted and has agreed to supply the units at an additional cost of \$840.00 per unit more than their original bid price of \$22,028.00. Reliance Truck & Equipment Ltd. also indicated that to obtain delivery of these bodies before 1975 and to receive price protection requires that a purchase order be issued by June 14, 1974.

The truck chassis for these bodies have already been ordered and delivery is expected in November, 1974. Retendering for bodies at this time would result in the following:

- i) increased costs due to inflation.
- ii) delayed deliveries into June, 1975, resulting in excessive maintenance costs to the old units being replaced.

The City will be incurring extra costs due to the cancellation of this order and the Engineering Department has requested that the Corporation Counsel try to recover the added costs from the responsible parties.

Funds for this purchase are provided in the truck replacement fund.

WE RECOMMEND:

- A. That Council rescind its motion of March 5, 1974 awarding Tender No. 41-73-4 to F & F Equipment Ltd., at a total cost of \$119,436.00 plus 5% Provincial Sales Tax.
- B. Acceptance of the revised bid from Reliance Truck and Equipment Ltd. for six (6) front loader packer refuse bodies HEIL model HFL-30 at a total cost of \$137,208.00 (\$22,868.00 each) plus 5% Provincial Sales Tax.

(NOTE: Two-thirds of Council present required to rescind motion.)

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Corporation Counsel.

SOCIAL SERVICE & HEALTH MATTERS

**A - 2**

RECOMMENDATION

1. Youth Health Services - Request for Maintenance of Current Funding Formula

The Medical Health Officer reports as follows:

"City Council on October 23, 1973, accepted the recommendations of the Medical Health Officer in his October 19, 1973 submission and resolved to provide funds necessary for the operation of the Youth Health Services facility to April 1, 1974. Council further resolved that approaches be made by Council to the Provincial Government with respect to better cost sharing formula for Youth Health Services.

As negotiations with senior government over this program were still underway at the end of the 1973-74 fiscal year, Council at its April 8, 1974 meeting resolved that the current level of funding by City Council be continued for approximately one month or until negotiations with the Provincial Government could be completed.

These negotiations have now been completed. The Province of British Columbia has agreed to assume for 1974-75 and to continue to assume on an on-going basis those program costs which it has previously accepted temporarily; Provincial Government will supply physicians services for 884 sessions per year, currently costing \$56,576, through Medical Services Commission; further, senior government will fund full salary and fringe benefits for two public health nurses, one medical office assistance and one clerk typist I as well as provide \$5,000 annually for medical supplies. The cost of these staff and ancillary benefits and supplies is \$45,265 which, with medicare payments, make a total program contribution of \$101,841 from Provincial Government for the 1974-75 fiscal year.

It is now necessary to confirm the ongoing City support for the remaining program staff and expenses. The staff positions and expenses requiring City funding are as follows for 1974-75: (these are the same costs approved on a temporary basis by Council in its October 23, 1973 and April 9, 1974 meetings pending further negotiations with the Provincial Government).

I.	STAFF	
	1. Public Health Nurse I (full-time)	\$11,411
	2. Nutritionist I (half-time)	7,047
	3. Dentist I (2-3 sessions per week)	5,616
	4. Dental Assistant I (2-3 sessions per week)	1,755
	5. Counselling Psychologist (half-time)	8,352
II.	Fringe Benefits for these positions	1,369
III.	Transportation for Nursing Staff @ \$30 per month	1,080
IV.	Drugs (for dispensation to patients lacking adequate resources)	750
		<hr/>
		\$37,380
		<hr/>

Pursuant to City Council decision of May 7, 1974 and in light of confirmation of guaranteed partial funding by the Provincial Government of major costs, your Board has authorized the signing of a lease for premises at 1985 West 4th Avenue, Vancouver. A full report of final costs and required budget adjustments will be contained in a further report.

Your Medical Health Officer recommends that:

1. The positions funded by the City of Vancouver
  - Public Health Nurse I (full-time)
  - Nutritionist I (half-time)
  - Dentist I (2 sessions per week plus one extra session per week in June, July and August).

Board of Administration, June 7, 1974 . . . . . (SOCIALS - 2)

Clause #1 continued:

- Counsellor (half-time)
  - Dental Assistant I (2 session per week and one extra session per week in June, July and August)  
be added to the Health Department staff complement.
2. Funds in the amount of \$37,380 be approved for the above service staff costs and expenses for the 1974-75 fiscal year.
3. Staff funded by the Provincial Government also be added to the Health Department staff complement. Positions include:
- Two Public Health Nurse I (full-time)
  - One Medical Office Assistant I (full-time)
  - One Clerk Typist I (full-time)
  - 884 sessions of physician time per year. "

Your Board RECOMMENDS that the recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 562

BUILDING AND PLANNING MATTERS

**A-4**

CONSIDERATION

1. Strata Title Application - New Construction  
588 East 5th Avenue, Lot 1, Block 87, D.L. 264A  
Farmers & Merchants Trust Co. Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Farmers & Merchants Trust Co. Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 54 dwelling units at 588 East 5th Avenue.

N.B.: See Appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

- Subsection (a) - The true interest on financing
- Subsection (b) - Any bonusing of Financing

First mortgage financing will be available from Farmers & Merchants Trust Co. Ltd., mortgage division, to purchasers of any Strata lot on the following basis:

- (a) The interest rate will be calculated semi-annually, not in advance and will be equal to conventional mortgage rates prevailing at the time of sale.
- (b) Mortgages shall be for a term of 5 years from the date of advance and payments will be based on a 25 or 30 year amortization.
- (c) The maximum amount of the first mortgage will be 75% of the lesser of the sale price of each Strata lot or 90% if the purchaser so requests, under Mortgage Insurance Corporation of Canada terms, in which case there will be an insurance charge equal to 1% of the gross loan.
- (d) The minimum first mortgage acceptable to the Mortgagee will be \$5,000.00.
- (e) The Mortgagee has the right to reject applications for mortgages for persons who do not meet normal standards as to credit and income for first mortgage loans.
- (f) The Purchaser must pay at least 10% of the Purchase Price and may provide the balance from the Province of British Columbia Second Mortgage if qualified.
- (g) The Purchasers will pay the Mortgage Application fee of \$50.00 and legal costs.
- (h) Purchasers are not required to accept financing and may make their own arrangements to pay cash.
- (i) There will be no bonuses paid by Purchasers on financing.

Board of Administration, June 7, 1974 . . . . . (BUILDING - 2)

Clause No.1 continued

- (j) The Developers have made no arrangements for secondary financing and will not carry second mortgages. Secondary financing may be available through B.C. Government second mortgages but it is the responsibility of the Purchaser to obtain such a mortgage.

Subsection (c) - Details of a management contract and monthly services.

A management contract has been entered into with "Arbutus Management Co." 2081 West 27th Avenue, Vancouver, telephone no. 736-5494, a professional management firm, to administer the day to day servicing needs of the building and to assist at Strata Council meetings and in preparation of budgets and to advise the Council. A copy of the management contract is available for inspection at 588 East 5th Avenue, Vancouver. Under Provincial legislation a management contract can be cancelled on ninety (90) days notice.

The prospectus also indicates a monthly service cost ranging from \$30.75 to \$44.75 per month.

Subsection (d) - Taxes and Other Costs

It is estimated that gross taxes, before Homeowners Grants, will be \$269.00 for one bedroom suites and \$365.00 for two bedroom suites calculated on present estimated values and mill rates but the Developers cannot warrant the accuracy of these estimates. Each Strata Lot will be assessed and taxed separately including the unit entitlement to the property.

The 1974 Provincial grants to Homeowners consist of a \$200.00 Homeowner grant plus \$50.00 if the owner is a senior citizen plus a grant of between \$30.00 and \$40.00 being the school tax removal and resources grant.

These grants are available to owners who meet provincial regulations.

Subsection (e) Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

Sixty-six stalls are provided, all underground. Each Strata Lot will have one designated parking stall. All parking stalls are part of the common property.

(b) Storage Lockers

Each Strata Lot is designated locker storage facility. All lockers are part of the common property.

(c) Laundry Facilities

One laundry room containing washer and dryer facilities is available for all owners in the basement and is part of the common property.

(d) Patios and Balconies

The patios or balconies attached to and directly accessible to the Strata lot are for exclusive use of the Strata lot.

cont'd ...

Board of Administration, June 7, 1974 . . . . . (BUILDING - 3)

Clause No.1 continued

(e) Other Common Property

All property of the Strata Plan will be common property except fifty-four Strata Lots to be owned by individual owners. The common property will include parking, lockers and laundry facilities described above, passageways, service areas and grounds. The owner, developer and builder, after selling the fifty-four Strata lots, will own no part of the development.

A copy of the By-law is available for inspection on request.

Section 1 (3) - Quality of Construction

'The City Building Inspector advises that he has received a letter from Daine M. Sarter, Architect, in which he states that the quality of construction and finishes of this project compares favorably with the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction.'

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for **CONSIDERATION** of Council."

2. Strata Title Application - New Construction  
1540 East 4th Avenue, Vancouver, B. C.  
Lot 1 of Lots 37 to 39, Blk. 145, D.L. 264A, Plan 2365  
Seccia Brothers, 4732 Ridgelawn Drive, Burnaby

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Seccia Bros. Ltd., for the approval of a strata plan for a new three storey with basement, wood frame apartment building, containing 12 dwelling units at 1540 East 4th Avenue.

N.B. See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Subsection (b) - Any bonusing of financing

Interim financing for construction is being provided by the Bank of B.C. and Heller-Natofin, Mortgage financing is available to purchasers through Canada Permanent Trust Company but it is not a requirement that the purchaser make use of this Company and is entirely free to negotiate any mortgage he may wish. Interest rate is at the prevailing rate and there is no mortgage bonus or incentive provision.

Second mortgage financing up to \$5,000.00 would be available through the British Columbia Homeowners Assistance Plan, to those who qualify.

cont'd ...

Clause No.2 continued

Subsection (c) - Details of a management contract and monthly Services

Several management companies have been contacted in this respect and they have indicated that due to its size they would not be interested in negotiating a contract at this time. However, the building is constructed in such a manner as to require a minimum of maintenance and in the best interests of the new owners it would be to their advantage to make their own arrangements in this respect. Rusin Bros. Realty Ltd., agents for the owners, will convene the first general meeting of all the owners and educate them to the principles of Strata Condominium living and also assist them in forming a council.

The estimated monthly assessments for each unit is as follows:

101	1056 sq. ft.	estimated cost per month				\$16.91
102	1137 " "	"	"	"	"	18.92
103	1393 " "	"	"	"	"	19.87
104	1143 " "	"	"	"	"	18.85
205	854 " "	"	"	"	"	17.70
206	853 " "	"	"	"	"	17.69
207	848 " "	"	"	"	"	17.67
208	849 " "	"	"	"	"	17.68
309	853 " "	"	"	"	"	17.69
310	853 " "	"	"	"	"	17.69
311	866 " "	"	"	"	"	17.75
312	866 " "	"	"	"	"	17.75

The above estimates include the following items:

- General operating; Insurance;
- General Maintenance cleaning, decorating, structural, electrical, parking and miscellaneous
- Utilities; electricity, gas, water, garbage, intercom, laundry.

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various units for the year 1974 net of the Homeowners Grant is as follows:

101	\$120.00		
102	165.00	311	\$145.00
103	185.00	312	145.00
104	165.00		
205	150.00		
206	150.00		
207	145.00		
208	145.00		
309	150.00		
310	150.00		

The taxes shown only apply to those qualified to receive the Homeowners Grant of \$200.00 Senior citizens are entitled to an additional \$50.00 Homeowners Grant and all owner occupiers will be entitled to a \$30.00 to \$40.00 School Tax Removal and Resource Fund Grant.

Other than property taxes referred to above and the monthly assessments referred to in paragraph 1 above, there are no other anticipated common expenses.

Board of Administration, June 7, 1974 . . . . . (BUILDING - 5)

Clause No.2 continued

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

Each Strata lot will own one parking space in the underground parking garage. One additional space to be allocated by the Strata Council.

(b) Patios and Balconies

Each ground floor Strata lot will own the patio contiguous to its living-dining room. The balconies attached to and directly accessible to the Strata lot are owned by the Strata lot.

(c) Storage lockers

Each Strata lot will own one locker located in the locker room in the basement of the building.

(d) Laundry room

The laundry area is located on the main floor and shall be for the exclusive use of the Strata lots on all floors.

NOTE: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata lots.

A copy of the By-law is available for inspection on request.

Section 1 (3) - Quality of Construction

'The City Building Inspector advises that he has received a letter from the office of Lort & Lort, Architects, in which they state that the quality of construction and finishes of this project compares favorably with the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction.'

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for CONSIDERATION of Council."



Board of Administration, June 7, 1974.....(BUILDING - 6)

3. Strata Title Application - New Construction  
1825 Comox Street - Lot 39, Block 69, D.L. 185  
Mike Gaska Construction Co.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from M. Gaska Construction Co., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 24 dwelling units at 1825 Comox Street.

N.B. See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Subsection (b) - Any bonusing of Financing

Interim financing for the construction is being provided by Vancouver City Savings Credit Union. Mortgage financing is available to purchasers through Canada Permanent Trust Company but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Interest rate on these mortgages is fixed on a thirty day period whereupon it is subject to revision according to prevailing market rates. There is no mortgage bonus or incentive provision.

Second mortgage financing, up to \$5,000.00 would be available through the British Columbia Homeowner Assistance Plan, to those who qualify, or other financial institutions.

Subsection (c) - Details of a management contract and monthly services

A management contract has been negotiated with the general contractor-builder, Mike Gaska, and will be executed when the Strata Plan has been deposited at the Land Registry Office. The fee payable to the Manager by the Strata lot owners is \$6.00 per unit per month.

The contract is for two years terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

The estimated monthly assessments for each unit is as follows:

<u>Unit</u>	<u>Sq. Ft.</u>	<u>Estimated Cost</u> <u>per Month</u>
101	412	\$20.60
102	400	20.00
103	560	28.00
104	410	20.50
105	410	20.50
106	560	28.00
107	435	21.75
108	412	20.60

cont'd ...

Clause 3 continued

<u>Unit</u>	<u>Sq.Ft.</u>	<u>Estimated Cost</u> <u>Per Month</u>
201	412	20.60
202	560	28.00
203	560	28.00
204	410	20.50
205	410	20.50
206	560	28.00
207	560	28.00
208	412	20.60
301	412	20.60
302	560	28.00
303	560	28.00
304	410	20.50
305	410	20.50
306	560	28.00
307	560	28.00
308	412	20.60

The above estimates include the following items:

General Operating - caretaker, insurance, management fee, legal fees, audit fee, stationery, bank charges, bad debts, and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous Utilities - electricity, gas, water, garbage, intercom and laundry. General Reserve - reserves for replacement of roof and common area carpeting, etc.

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various units for the year 1974 net of the Homeowners' Grant, is as follows:

<u>Apt. #</u>	<u>Taxes</u>
101	\$ 65.50
102	58.20
103	155.48
104	64.28
105	64.28
106	155.48
107	79.49
108	65.50
201	65.50
202	155.48
203	155.48
204	64.28
205	64.28
206	155.48
207	155.48
208	65.50
301	\$ 65.50
302	155.48
303	155.48
304	64.28
305	64.28
306	155.48
307	155.48
308	65.50

The taxes shown only apply to those qualified to receive the \$200 Homeowner's Grant. Applicants may also be entitled to a \$50 additional Homeowner's Grant and a \$30 to \$40 School Tax Removal and Resource Grant.

Board of Administration, June 7, 1974.....(BUILDING - 8)

Clause 3 continued

Other than property taxes referred to above and the monthly assessment referred to on page 2, there are no other anticipated common expenses.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

The building has 18 underground parking spaces which will be assigned to strata lots as required.

(b) Patios and Balconies

The patios or balconies attached to and directly accessible to the Strata lot are for exclusive use of the Strata lot.

(c) Storage Lockers

Each Strata lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building.

(d) Laundry Rooms

The laundry room shall be for the exclusive use of all the Strata lots.

NOTE: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata Lots.

The prospectus states that the copy of the proposed By-laws will be available for inspection on request

Section 1 (3) - Quality of Construction

'The City Building Inspector advises that he has received a letter from the office of Chercover Engineering Ltd. in which they state that the quality of construction and finishes of this project compares favorably with the quality control requirements of Central Mortgage & Housing Corporation as contained in the Canadian Code for Residential Construction.'

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council."

4. Strata Title Application-New Construction  
1165 Burnaby Street-Lot 13, Block 25, D.L. 185, Plan 92  
West Coast Enterprises Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from West Coast Enterprises Ltd., for approval of a Strata Plan for a new twelve (12) storey with two basement levels, reinforced concrete apartment building containing 22 dwelling units at 1165 Burnaby Street.

N.B.: See appendix "A" for site plan.

cont'd ...

Clause No.4 continuedSection 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing.

Interim financing for the construction is being provided by Continental Estates Corporation Ltd. and Crescentview Enterprises Ltd. Mortgage financing is available to purchasers through Canada Permanent Trust Company but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Interest rates on these mortgages are subject to prevailing market rates.

Second mortgage financing, up to \$5,000.00 would be available through the British Columbia Homeowner Assistance Plan, to those who qualify; in some cases the provincial government homeowners grant of \$1,000.00 may be taken in lieu of the \$5,000.00 second mortgage.

Subsection (b) - Any bonusing of Financing.

There is no mortgage bonus or incentive provision.

Subsection (c) - Details of a management contract and monthly Services.

A management contract has been negotiated with Canada Permanent Trust Company and will be executed when the Strata Plan has been deposited at the Land Registry Office. The fee payable to the Manager by the Strata lot owners is \$6.25 per unit per month.

The contract is for one year terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

A copy of the proposed contract is attached to the prospectus.

Monthly Maintenance Costs.

The estimated monthly assessments for each unit is as follows:

<u>Unit</u>	<u>Square Feet</u>	<u>Estimated Cost per Month</u>
101	1,001	\$54.00
102	953	52.50
203	1,001	52.50
204	953	52.50
305	1,001	52.50
306	953	52.50
407	1,001	52.50
408	953	52.50
509	1,001	52.50
510	953	52.50
611	1,001	52.50
612	953	52.50
714	1,001	52.50
715	953	52.50
816	1,000	52.50
817	952	52.50
918	999	52.50
919	951	52.50
1020	998	52.50
1021	950	52.50
1122	997	52.50
1123	949	52.50

The above estimates include the following items:

General operating - caretaker, insurance, management fee, legal fees, audit fee, stationery, bank charges, bad debts and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous. Utilities - electricity, gas, water, garbage, intercom and laundry. General Reserve - Reserves for replacement of roof and common area carpeting, etc.

cont'd ...

Board of Administration, June 7, 1974 . . . . . (BUILDING - 10)

Clause No.4 continued

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various units for the year 1974 is as follows:

101	\$440.00	612	\$439.10
102	430.48	714	460.00
203	440.00	715	449.60
204	430.48	816	460.00
305	448.00	817	449.60
306	439.10	918	460.00
407	448.00	919	449.60
408	439.10	1020	460.00
509	448.00	1021	449.60
510	439.10	1122	460.00
611	448.00	1123	449.60

The \$200.00 Homeowner's Grant and the \$30 - \$40 School Tax Removal and Resource Fund Grant are deductible from the gross taxes indicated for those homeowners qualified to receive the grants. Senior citizens will also be eligible for an additional grant of \$50.00

Other than property taxes referred to above and the monthly assessment referred to above, there are no other anticipated common expenses.

Subsection (e) - Shared facilities and Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:

Parking. Each Strata lot will be assigned the exclusive use of one parking space in the underground parking garage. A limited number of additional spaces are available.

Patios and Balconies. The balconies attached to and directly accessible to the Strata lot are for exclusive use of the Strata lot but have been indicated as common for control of anything that may be considered unsightly.

Storage Lockers. Each Strata lot will be assigned the exclusive use of one locker located in the locker room in the lobby of the building.

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata lots.

Attached to the prospectus also is a copy of by-laws prepared for the Strata Corporation.

Section 1(3) - Quality of Construction.

The City Building Inspector advises that he is in receipt of a letter from D.M. Sarter, Architect, advising that he is inspecting the project to ensure that the building compares favorably with the quality control requirements as contained in the Canadian Code for Residential Construction.

Mr. Sarter undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of the project with reference to Section 1(3) of the Council policy.

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance, be received for the CONSIDERATION of City Council. "

cont'd ...

Board of Administration, June 7, 1974 . . . . . (BUILDING - 11)

5. Proposed Renovation of Office/Retail Building  
615 West Hastings Street

The City Building Inspector reports as follows:

"I have received an application from Egest Construction Corporation Ltd. to renovate the interior of the above mentioned building.

It was erected as a 5-storey office building early in this century. Present day use is retail occupancy on the street level floor with the upper floors unoccupied. The building is non-conforming with respect to the Building By-law regulations.

The applicant is prepared to carry out extensive repairs and alterations which include the fire-proofing of floors, the provision of adequate exit facilities and the installation of a sprinkler system throughout the building. The work would also include filling in the existing light well, replacing the existing elevator, re-wiring, air conditioning, and general decoration necessary to convert the upper floors to office use.

The cost of this work is estimated to be approximately \$210,000 and the assessed value of the building is \$28,000. Under Section 1.4.9 of the Building By-law the Building Inspector may permit alterations to a non-conforming building, provided the cost does not exceed the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

In this case, in view of the proposal by Egest Construction Corporation Ltd., I would not be opposed to the interior renovations, assuming all reasonable structural requirements can be satisfied. "

Your Board submits the foregoing for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 562-3

Board of Administration, June 7, 1974 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. 1974 Basic Capital Program

Your Board and the Director of Finance have reviewed the 1974 Basic Capital Program requested by Civic Departments and Boards and report as follows:

Capital Program

The net City's cost of the 1974 Basic Capital Program amounts to \$13,777,478 after deducting credits of \$2,792,919 as detailed below:

Gross Cost of 1974 Basic Capital Program		\$16,570,397
Less Credits Receivable		
(a) Property owners' share of local improvements	\$1,806,000	
(b) Federal-Provincial Governments share of Urban Renewal and Neighbourhood Improvement Projects	156,003	
(c) Recreational Facilities Fund grant	176,666	
(d) Portion of sewer work recoverable from C.N.R.	79,250	
(e) Fees recoverable re water service pipes and meter chambers	205,000	
(f) Burnaby and property owners' share of Boundary Road improvements	270,000	
(g) Burnaby's share of Central Park improvements	25,000	
(h) Federal share of Stanley Park Seawall	35,000	
(i) Fire insurance recovery - Community Hall	40,000	
		<u>2,792,919</u>
Net Cost of 1974 Basic Capital Program		<u>\$13,777,478</u>

These capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1974 Basic Capital Program-Project Detail".

Project Detail

Approval by Council of the 1974 Basic Capital Program authorizes departments and boards to proceed with the individual projects except where it is noted, in the separate "Project Detail" report, that the item will be referred back to Council for specific approval.

Our review is to ensure that the projects requested are generally in accordance with the programs authorized in the 1971-1975 Five Year Plan, as amended.

Financing the 1974 Basic Capital Program

The method of financing the 1974 Basic Capital Program, as recommended by the Director of Finance, is summarized below and shown by program on Schedule 1 of this report.

Board of Administration, June 7, 1974 . . . . . (FINANCE - 2)

Clause No. 1 (cont'd)

Source of Funds:

1. Authorized by-law funds (debentures)		\$ 9,589,970
2. Revenue funds appropriated for capital purposes - 1974	\$1,895,000	
- 1975 (advance)	<u>1,363,868</u>	
		3,258,868
3. Other funds		<u>928,640</u>
Total Funds Required		<u>\$13,777,478</u>

1971-1975 Five Year Plan Allocation

The allocation of the present Five Year Plan Funds is summarized below and shown by program on Schedule 2 of this report:

Original 1971-1975 Five Year Plan	\$56,810,000
Increased borrowing authorized by Council and by plebiscite (1971 and 1973)	<u>16,670,000</u>
Total Five Year Plan, as revised	73,480,000
Less allocations approved by Council during 1971 to 1973	<u>51,506,039</u>
	21,973,961
Allocation required for 1974 Program (Note 1)	<u>12,705,174</u>
Balance unallocated - Available for 1975 Program	<u>\$ 9,268,787</u>

Note 1 - The amount of 1971-1975 Five Year Plan funds required for the 1974 Basic Capital Program is supplemented by funds from other sources as follows:

1971-1975 Five Year Plan Funds	\$12,705,174
1966-1970 Five Year Plan Funds re the Urban Renewal Program	143,664
Other funds (see Schedule 1 for detail)	<u>928,640</u>
Total Funds Required	<u>\$13,777,478</u>

Your Board and the Director of Finance RECOMMEND that the 1974 Basic Capital Program amounting to \$13,777,478 and the method of financing this program, as summarized on Schedule 1, be approved subject to individual projects being submitted to Council for specific approval where indicated in the "1974 Basic Capital Program - Project Detail" report.

2. Traffic Paint Shop Staffing

The City Engineer reports as follows:

"Our Traffic Paint Shop is responsible for sign construction, installation and maintenance, painting roadmarkings throughout the City, and other related functions. A portion of the employees are represented by the VMREU, and the remainder are represented by CUPE Local 1004.

As is the case throughout the Department, we are able to adjust our hourly (i.e. CUPE) work force to meet changing workloads, within the normal limitations of budget. However, Council policy requires similar adjustments in the number of monthly paid staff be authorized by Council.

An increase in monthly paid staff in the Traffic Paint Shop is required at this time for the following reasons:

cont'd ....



Clause No. 2 (cont'd)

- a) there has been a shift away from the type of work done by hourly staff to that done by salaried staff,
- b) vandalism of signs (particularly street name signs) has increased substantially,
- c) signing for special projects (e.g. Granville Mall, provincial complex, etc.) has increased significantly.

Over the last three years our full time hourly labour force has decreased by three; one man year/year has been added by using temporary help, so there has been a net staff decrease of two. Prior to these recent changes, staff in the Shop remained unchanged over about a fifteen year period. Increasing workload was met by improved methods. However, in view of the present situation, hiring an additional Traffic Painter I and an additional Traffic Painter II is required to meet the increased work arising out of sign vandalism and out of special projects.

The cost of these two positions totals \$24,642 per year; these costs would be fully distributed to accounts for roadmarking and sign work.

These staff changes were included in our budget planning. In general, the costs of these positions are covered in the existing budget, or by charges to outside agencies, or accounts for special projects. One requested budget increase of \$5,500 (Account 8053/3822, Sign Maintenance) was not approved by the Budget Committee, pending Council's consideration of this report. This \$5,500 is the only increase required in the budget to cover these positions.

The Comptroller of Accounts advises that funds can be provided from Contingency Reserve to cover this cost.

The City Engineer RECOMMENDS:

- A) Council authorize the addition of a Traffic Painter I and a Traffic Painter II,
- B) Council authorize the transfer of \$5,500 from Contingency Reserve to Account No. 8053/3822, Maintenance of Signs and Standards."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

3. Establishment of 1 Temporary Library Assistant II Position - Catalogue Division

The Acting Director of Personnel Services reports as follows:

"At its meeting on April 11th, 1974, the Administrators' Committee of the Greater Vancouver Library Council authorized the employment of one Library Assistant II by the Vancouver Public Library for the period May 20th, 1974 to March 31st, 1975.

Establishment of this position was recommended by the Federation Information Network Committee in order that member libraries may refer by telephone to the Vancouver Public Library to ascertain the availability of books and other material. It is intended that the incumbent of this position will be added to the complement of Library Assistants II in the Catalogue Division and that telephone service will be made available from 9:30 a.m. to 9:00 p.m. weekdays and 9:30 a.m. to 5:00 p.m. Saturdays.

The estimated cost of this proposal including 10% for fringe benefits amounts to approximately \$6,000. Total cost of this position is to be charged to the Greater Vancouver Library Council.

This report is concurred in by the President of the Vancouver Public Library Staff Association, Local 391 C.U.P.E. I endorse this report and recommend that it be approved."

SUMMARY

	<u>Classification</u>	<u>Effective Date</u>
Establish one	Library Assistant II	May 21, 1974
temporary position	Pay Grade 9	
(May 21/74-Mar.31/75)	(\$540-622)	

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

Board of Administration, June 7, 1974 . . . . . (FINANCE - 4)

4. Investment Matters (Various Funds) April, 1974

The Director of Finance reports as follows:

- (a) Security Transactions during the month of April, 1974
- (b) Summary of Securities held by the General and Capital Accounts

(a) Sale of Bank Discount Notes by Sinking Fund to  
General and Capital Account

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
Apr. 1	Banque Can. Nationale /	June 3, 1974	\$1,900,000.00	\$1,874,536.58	63	7.87

/ Disposal by sinking fund to general and capital account to provide in part funds for sinking fund maturity due April 1, 1974 and funds for purchase of direct issue local improvement debenture by sinking fund.

\*\*\*\*\*

Sinking Fund Transactions (Purchases)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Annual Yield %</u>
Apr. 1	City of Van. 8½% *	Apr. 1/84	\$87,361.12	\$100.00	\$87,361.12	10/0	8.50

\* Direct issue of Local Improvement Debenture to Sinking Fund

\*\*\*\*\*

(b) SUMMARY OF SECURITIES HELD IN  
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT April 30, 1974

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Banks Deposit Receipts and Government Notes	\$8,250,000.00	\$7,952,164.51
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	\$ 398,000.00	\$401,525.59

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for April, 1974 be approved.

5. Additional Staff - Permits and Licenses Department

The Director of Permits and Licenses reports as follows:

"The 1970 National Building Code was adopted by Council on May 8th, 1973, and since that time, further amendments have been approved. As with all other legislation, it is imperative that the implication of the legislation be transposed into understandable work patterns and policies on a continuing basis for staff charged with reviewing plans on a day-to-day basis. To do this requires that the specialists concerned must program training sessions for the staff involved.

In this instance, the magnitude and the importance of the undertaking is such that the specialists referred to cannot adequately carry out this function and carry out their day-to-day duties at the same time. Some training of key personnel has taken place, however, the time available

cont'd ....

Clause No. 5 (cont'd)

for the specialists on a continuing basis cannot be found with our present personnel. This problem is further aggravated as the need for detailed interpretations are not always immediately discernible and are generally found on a day-to-day basis as new projects are presented. In this latter area, contractors and developers often request the incorporation of design features which require detailed study with respect to By-law requirements. This study, will at the same time, form the policy of future departmental interpretations.

Other examples of similar nature requiring detailed study, in addition to the foregoing matters, are the requirements for the handicapped, the requirements for fire safety in high buildings, and the various revisions to the National Building Code emanating from the National Research Council through the Associate Committee on the National Building Code. It is very clear that the present specialists in our Development Division and the City Building Inspector, do not have sufficient time to devote to this work and carry out their current duties at the same time.

I am recommending that a new position of Codes Engineer be established. The need for this position is further emphasized, for in the very near future, two of my Assistant Directors, one of whom is also the City Building Inspector, will in all likelihood be retiring. To date, these two incumbents have carried out the duties referred to but, in latter year particularly, these duties have increased greatly in both volume and detail. The need for a Codes Engineer to be appointed now while both incumbents are still on staff is necessary to maintain proper continuity.

<u>Estimate of Cost</u>	<u>5 Months 1974</u>	<u>Annual Cost</u>
Salary	\$ 8,375	\$ 20,100
Fringe Benefits @ 12 $\frac{1}{2}$ %	1,047	2,512
	<u>\$ 9,422</u>	<u>\$ 22,612</u>
Auto Allowance @ \$50.00 per month	250	600
	<u>\$ 9,672</u>	<u>\$ 23,212</u>

Furniture (New and Non-Recurring)

1 - Desk and credenza	534
1 - Chair	200
	<u>\$ 734</u>

In view of the foregoing, I recommend:

- (a) THAT a new position of a Codes Engineer be established in the Development Division of the Department of Permits & Licenses.
- (b) THAT the Acting Director of Personnel Services be authorized to review and classify this position.
- (c) THAT the necessary funds for 1974 as outlined in the foregoing report be provided from Contingency Reserve. The Comptroller of Accounts concurs with this recommendation."

Your Board RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved.

6. Auto Allowances for City Employees

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since July 1, 1973 and does not reflect current operating costs especially the significant increase in gasoline prices.

The revised schedule is attached to this report as Appendix I.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 13¢ to 15¢ per mile.

The annual increase in cost to the City is estimated at \$27,300. Based on an effective date of June 1, 1974 the 1974 cost would be approximately \$16,000, which will be provided from Contingency Reserve upon approval of this report.

A copy of the report has been sent to the Municipal & Regional Employees' Union, Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C. each of which have some members affected.

RECOMMENDED that:

- (1) The revised schedule of auto allowances as per Appendix I be approved effective June 1, 1974.
- (2) The casual auto allowance rate be increased from 13¢ to 15¢ per mile effective June 1, 1974.
- (3) The estimated increase for 1974 amounting to \$16,000 be provided from Contingency Reserve.
- (4) The Vancouver Public Library, The Board of Parks and Public Recreation and the Police Commission be informed of the action taken by Council, with the recommendation that these Boards follow the same procedure."

Your Board recommends that the foregoing report of the Director of Finance be approved.  
(A copy of the detailed report is on file in the City Clerk's Office.)

7. Bridge Insurance

The Director of Finance and the Supervisor of Property & Insurance report as follows:-

"On April 23rd, 1974, Council approved the appointment of Macaulay Nicolls Maitland Insurance and Reed Shaw Stenhouse Limited as Brokers, representing the City, to submit separate competitive quotations for the renewal of Bridge Insurance expiring July 1st, 1974.

The Bridges are re-appraised annually by Choukalos Woodburn McKenzie Maranda Ltd., Consulting Engineers. The May 1st, 1974 New Replacement Values (no depreciation) are:-

Granville Bridge	\$ 28,500,000.00
Burrard Bridge	11,600,000.00
Cambie Bridge	7,550,000.00
Grandview Viaduct	2,020,000.00

Clause No. 7 (cont'd)

Hastings Viaduct	2,010,000.00
New Georgia Viaduct	10,000,000.00
Georgia Ramp: \$4,500,000.00	
Dunsmuir Ramp: 5,500,000.00	
	<u>\$ 61,680,000.00</u>

The comparable 1973 total value was \$52,485,000.00 showing an increase for '73 -'74 of \$9,195,000.00.

Separate quotations were received May 22nd, 1974 and analysis by the Insurance Committee, including Mr. Douglas Macdonald, the City's insurance consultant, produced the following conclusions:-

- A. The competition has been intense and covered an exhaustive list of available markets;
- B. The total amount of Earthquake Insurance required continued as a major marketing problem;
- C. Coverage:- The principal difference is:
- Macaulay Nicolls proposed a separate amount of insurance of 80% of New Replacement Value on each bridge, plus an additional \$500,000.00 Debris Removal on each bridge, subject in total to an overall limit in any one occurrence of \$50,000,000.00.
- Reed Shaw proposed one total amount of insurance applicable to any loss, including Debris Removal of \$61,800,000.00 (the full value of all bridges).
- Both brokers propose the broadest available form of insurance, i.e., "All Risks" including Debris Removal.
- D. Deductibles: The mandatory amount to be self-insured by the City and which is deducted from each claim:-
- Macaulay Nicolls proposed the dollar equivalent of 1% of 80% of value for each bridge.
- Reed Shaw proposed the dollar equivalent of 1% of value for each bridge but instead of treating the new Georgia Viaduct as one object, treated it as two seperate ramps, thereby reducing the applicable deductible by roughly 40% on each seperate ramp.
- E. Premiums: Both Brokers quoted on a New Replacement Cost basis with premiums for a three-year term policy with annual instalment payments.
- If the expiring insurance had been subject to the new values, it has been projected the 3-year Instalment premium on \$46,120,000.00 would have been \$162,395.50 calculated on the rates and terms of the expiring policies.

The renewal quotations are:-

	<u>Appraisal Values</u>	<u>Amount of Insurance</u>	<u>3 Year Premium Annual Instalments</u>
Macaulay Nicolls	\$61,680,000.00	\$50,000,000.00	\$103,687.50
Reed Shaw	61,680,000.00	61,680,000.00	<u>87,432.00</u>
		Difference 15.8% -	\$ 16,255.50

Board of Administration, June 7, 1974 . . . . . (FINANCE - 8)

Clause No. 7 (cont'd)

RECOMMENDATION:

After weighing the merits of the differences in coverage, deductibles and premiums between the two quotations, it is recommended that the proposal of Reed Shaw Stenhouse Ltd. be accepted and the City give them a firm order for the completion of the three year insurance coverage of the City's bridges, effective July 1st, 1974."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Finance and the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 563

Board of Administration, June 7, 1974 . . . . . (PERSONNEL - 1)

PERSONNEL MATTERS

**A-8**

RECOMMENDATION

1. Personnel Regulation #50 - Court Attendance and Jury Duty

The Acting Director of Personnel Services reports as follows:

"The Personnel Department is currently undertaking a complete review of the Personnel Regulations, in order to make them consistent with current policies and practices.

In this regard I have revised Regulation #50 "Court Attendance and Jury Duty" deleting those portions which are now covered by collective agreement and changing editorial content where applicable."

YOUR BOARD RECOMMENDS approval of the revised regulation copy attached.

2. Training Policy and Program

The Acting Director of Personnel Services reports as follows:

"On March 7, 1972 City Council approved the establishment of a Training Co-ordinator position for the City of Vancouver. This position was filled on August 1, 1972. Since then the Training Co-ordinator has carried out training and training related activities. Simultaneously he has been involved with departments in formulating a City Training Policy, revisions to Personnel Regulation #248 - Training, and in determining an initial training program and costs, all of which are now being submitted for Council approval.

A. POLICY AND REGULATION

1. Training Policy

The Training policy (Appendix I) is being submitted for the approval of Council. It is based on the following rationale, developed during Departmental meetings:

"The City of Vancouver, like any other organization, has available to it three (3) basic resources; namely, monetary, material and human resources. Historically the monetary and material resources administered by the City's administrative organization have been well managed. However, human resource development and utilization has received insufficient management and supervisory attention. It is our conclusion that improved development and utilization of civic human resources can and should bring about further improvement in management of the City's monetary and material resources."

2. Personnel Regulation #248 - Training

This regulation has been revised and is being submitted as Appendix II for the adoption of Council.

B. TRAINING PROGRAM AND EXPENDITURES

1. External Training

At the Departmental meetings the need for continuous and increased external training was identified and resulted in an increase in the 1974 Appropriation for "Administrative and Technical Courses - All Departments".

2. Internal Training

A need for internal training was also identified during Departmental meetings and priorities were established.

Cont'd . . .

Board of Administration, June 7, 1974 . . . . . (PERSONNEL - 2)

Clause #2 continued:

The agreed upon top priority is Training in Managerial and Supervisory Skills and Techniques. Evidence of the problem in this area was very clear during the Performance Review Training Course for supervisors, approved by Council in September, 1973. The trainers in the situation were constantly faced with the observation that supervisors were too busy with the work of their sections to adequately supervise, or that the workloads of their sections required them to forego supervising and actually to do the work of their subordinates. Unless this situation can be turned around, regular work and special projects assigned to many civic departments will be slowed simply because of the inability of the Supervisory group to get work that must be done at subordinate levels down to where it belongs. Delegation of responsibility and authority will be handled in depth during supervisory training courses in an attempt to increase overall efficiency and individual effectiveness.

An initial three year cost estimate for meeting many of the identified City-wide managerial and supervisory training needs amounts to approximately \$30,000.00. A breakdown of this figure is as follows:

- Managerial and Supervisory Principles and Techniques Training Programmes. . . . .	\$15,870
- Civic Labour Relations (Contract Administration Workshop) . . . . .	\$ 2,160
- Continuing Performance Review Programme Training. . . . .	\$ 1,000
- Personnel Administration Practices Workshop . . . . .	\$ 960
- Public Relations and Related Communications Training. . . . .	\$ 4,200
- Instructional Techniques Training . . . . .	\$ 4,250
- New Employee Orientation Training . . . . .	\$ 600
- Civic Budgeting Practices Workshop. . . . .	\$ 960
TOTAL. . . . .	<u>\$30,000</u>

Of this total, \$5,340 is required for training programmes planned for commencement in the fall of 1974, or earlier. The development of several of these programs has already been started. The breakdown of this 1974 estimate is as follows:

- Managerial and Supervisor Training Course . . . . .	\$ 3,700
- Civic Labour Relations (Contract Administration Workshop) and continuation of Performance Review Programme Training for new supervisors . . . . .	\$ 1,000
- Personnel Administration Practices Workshop for departmental Administrative Officers to whom certain personnel administrative matters are assigned. . . . .	\$ 320
- Civic Budgeting Practices Workshop for departmental staff concerned with budget preparation . . . . .	\$ 320
	<u>\$ 5,340</u>

Cont'd . . .



Board of Administration, June 7, 1974 . . . . . (PERSONNEL - 3)

Clause #2 continued:

The request that this amount of \$5,340 be appropriated to "Appropriation No. 7048/496 - City-wide Training" is now being submitted for the approval of Council.

C. CIVIC TRAINING FACILITY

In order to undertake effective continuing internal staff training, a Civic Training Facility is required which should meet the following criteria:

- It should be large enough to provide one main classroom capable of holding up to 35 people; 4 smaller working group rooms each capable of holding up to 7 people; and offices to accommodate training staff. The Safety Officer now located in the Personnel Services Department might also be placed in this location, should his present office be required at a later date.
- It should be located in an environment conducive to learning and be as free of automobile noise and other distractions as possible.
- It should be available to the Training Section on a full-time basis.
- It should have ample near-by parking facilities for course participants at no cost to the participants or to guest lecturers.
- It should have in-house or near-by low cost, good quality eating facilities.
- It should not result in a significantly great outlay of money per square foot of space built, purchased or renovated.

A number of alternatives concerning potential facilities have been investigated, including visits to near-by hotels, the U.B.C. Executive Programmes training facilities, the Queen Elizabeth Theatre and the Main (Stanley Park) Pavilion of the Parks & Public Recreation Department. Investigations were also carried out concerning the possible renovation and use of homes purchased by the City on Tenth Avenue, near City Hall.

The one facility which meets all the above criteria is the Main Pavilion in Stanley Park and discussions were undertaken with the Superintendent of Parks & Public Recreation to acquire the use of the top one and one-half floors for a training facility.

The Board of Parks & Public Recreation agreed, on February 25, 1974, that the facility can be made available for a minimum period of five years and for annually renewable use thereafter.

The cost of remodelling and furnishing of this facility is estimated at approximately \$24,809. Cost of training equipment is estimated at approximately \$4,400. Details of these costs are shown in Appendix III.

At those times when the training equipment may not be in use by the Training Section, it would be available to departments and the Safety Officer for training and training related activities on request.

Furniture and equipment could be transferred to a new training location should the Stanley Park Pavilion have to be vacated after five (5) years or more.

The Assistant Director, Building Construction & Maintenance, Department of Permits & Licenses, states: "..... it appears this building would be very satisfactory; sanitary, and meal facilities are available. Access and parking are good. Relatively remote location would permit a good training atmosphere."

Consequently the approval by Council for establishment of the Civic Training Facility and the required funds for this purpose is being requested.

Cont'd . . .

Board of Administration, June 7, 1974 . . . . . (PERSONNEL - 4)

Clause #2 continued:

D. STAFFING

On November 20, 1973 Council approved two positions for the Training Section in addition to the Training Co-ordinator. One of these positions, a Personnel Assistant I, who also assists the Safety Officer has been filled permanently.

The second position, a Personnel Officer II, has been filled on a temporary basis only on instruction of the Board of Administration, pending submission of this report. Authority for the temporary appointment will expire on May 31, 1974. Funds, however, have already been budgeted for the entire year.

One professional employee, the Training Co-ordinator, is unable:

1. to develop, present and evaluate already identified needs for a variety of supervisory and managerial courses, AND
2. to meet the increasing demands for development, presentation and evaluation of training activities for specialized groups of employees (e.g. City Clerk's; Permits & Licenses), AND
3. to evaluate, from a training point of view, the newly developed and recently introduced Supervisory Performance Review Program and take required action, AND
4. to assist with the training related aspects of other personnel activities (e.g. Employee Attitude Study), AND
5. to respond quickly to requests from Department Heads for assistance with unforeseen problems which require an immediate response from the Training Section.

The present temporary incumbent of this already approved permanent position by far was the most suitable applicant in an extensively advertised competition. In the last six months he has met all expectations and would be difficult to replace.

For the above reasons Council authority is requested to fill the position of Personnel Officer II in the training section on a permanent basis.

E. SUMMARY OF RECOMMENDATION

I therefore RECOMMEND:

1. THAT the Training Policy be approved
2. THAT the amended Personnel Regulation No. 248 - Training be approved.
3. THAT in addition to currently approved training staff salaries, the amount of \$5,340 be approved for 1974 City-wide training activities,
4. THAT the alteration of the space at the Stanley Park Pavilion be undertaken after an agreement, approved by Corporation Counsel has been entered into between the City and Parks Board, at an estimated cost of \$24,809, including furnishings.
5. THAT funds in the amount of \$4,400 be approved for the purchase of training equipment.
6. THAT authority be granted to fill the position of Personnel Officer II, Training Section, established by City Council on November 20, 1973, on a permanent basis.

The Comptroller of Accounts advises that the required funds of \$34,549 would be provided from Contingency Reserve.

Your Board RECOMMENDS that the foregoing recommendations of the Acting Director of Personnel Services be approved except Item 6.

Cont'd . . .

Clause #2 continued:

Your Board is not prepared to recommend filling the position of Personnel Officer II at this time, but RECOMMENDS that the requirement for this position be reassessed six months after the Division moves into the new facility. Meanwhile, your Board RECOMMENDS that an amount of \$2,000.00 be added to the Personnel Services Department budget to provide for temporary assistance from time to time to assist in providing courses. Funds are available for this in the Departmental salary budget.

3. National Conference - Harry Seneca College  
Toronto - June 18-20/74

The Director of Planning and the Director of Social Planning have been invited to participate, on behalf of the City, in the above Conference, along with Mayor Phillips and Alderman Harcourt. Travel and accommodation expenses are to be paid by the Conference.

The above officials request that leave of absence with pay be approved for the period June 17 to 20, inclusive.

Your Board RECOMMENDS approval of the foregoing request of the Director of Planning and the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 563

A-9

Board of Administration, June 7, 1974 .....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Lots 4 - 6, Block 122, D.L. 541  
1420 Howe Street

The Supervisor of Property & Insurance reports as follows:

"Lots 4 - 6, Block 122, D.L. 541 and improvements, known as 1420 Howe Street, was purchased in 1952 for Granville Street Bridge approaches. The one storey frame and masonry building is located partially under Howe Street ramp.

The land and building are divided into two sections - the front portion is leased to William A. Sutch for five years expiring June 20, 1974, at a rental of \$182.00 per month plus a portion of taxes, and the rear portion is leased to Jarvis Electric Limited for the same period at a rent of \$146.00 per month plus taxes.

The lessees have asked for five-year lease renewals and the City Engineer concurs with their requests. Negotiation has resulted in the following proposal:

Term:	Five years from July 1, 1974
Rent:	William A. Sutch - \$375.00 per month plus 54% of taxes as if levied
	Jarvis Electric - \$300.00 per month plus 46% of taxes as if levied
Review:	December 31, 1976, and to be based on market rental value
Repairs:	Lessees to make all repairs except to structure and roof
Outgoings:	Lessees to pay all outgoings

The Supervisor of Property and Insurance is of the opinion that the proposed rental represents market value.

RECOMMENDED that Lots 4 - 6, Block 122, D.L. 541 be leased to William A. Sutch and Jarvis Electric Limited on the foregoing basis."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Rental Review - Encroachments from  
Lots 8 - 13 inclusive & Parcel A, Block 43, D.L. 200A  
Situated West Side Scotia Street, Between 7th & 8th Avenues

The Supervisor of Property and Insurance reports as follows:

"A 30 year encroachment agreement exists between the City of Vancouver and Weston Bakeries Limited, permitting a portion of the walls and foundation of a building to encroach from Lots 8-13 inclusive and Parcel A, Block 43, D.L. 200A, situated west side Scotia Street, between 7th and 8th Avenues, onto the City's streets and lanes approximately 31.5 square feet. Under the terms of this agreement, the annual rental is subject to review and adjustment at five year intervals; the current review date being May 1, 1974. Accordingly, the rental has been reviewed and Weston Bakeries Limited, by letter dated May 3, 1974, concur with the recommendation of the Supervisor of Property and Insurance that the rental should be increased from \$15.00 per annum to \$35.00 per annum for the next five year term.

Cont'd . . .

Board of Administration, June 7, 1974 .....(PROPERTIES - 2)

Clause 2 (cont'd)

RECOMMENDED that the rental to Weston Bakeries Limited for encroachment onto City streets and lanes, Lots 8-13 inclusive and Parcel A, Block 43, D.L. 200A, for the period May 1, 1974, to April 30, 1979, be set at \$35.00 per annum."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

3. Rental Review - East 66' of Cromwell Street,  
South of Kent Avenue

The Supervisor of Property and Insurance reports as follows::

"The East 66' of Cromwell Street-end, south of South Kent Avenue is leased to MacMillan Bloedel Industries Limited for a term of ten years and ten months, as of January 1, 1968, at a rental of \$1,106.65 plus all taxes as if levied. It is utilized as access to the lessee's operations.

The rental was subject to review as of January 1, 1973, and the lessees have now agreed to a rental of \$2,496.00 per annum plus all taxes as if levied. The Supervisor of Property and Insurance is of the opinion that the suggested rental represents market value.

RECOMMENDED that rental of the East 66' of Cromwell Street, South of Kent Avenue, for the period January 1, 1973 to December 31, 1977 be set at \$2,496.00 plus all taxes as if levied."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

4. Vancouver Sewerage and Drainage District  
Sewer Easement over City-Owned  
Lot E, Block 111, D.L. 264A (China Creek Park)  
Sit. N/S 8th Avenue, Keith to Glen Drives

The Supervisor of Property and Insurance reports as follows:-

"Lot E, Block 111, D.L. 264A forms part of China Creek Park and is in the care, custody and control of the Park Board.

The Park Board, on May 27, 1974, passed a resolution granting to the Greater Vancouver Sewerage and Drainage District permission to install a sewer across this lot and the District has submitted a right-of-way agreement to the City for execution.

As the Park Board does not have the authority to execute the document it is,

RECOMMENDED that a right-of-way agreement covering this sewer installed through Lot E, Block 111, D.L. 264A, be signed on behalf of the City of Vancouver, the agreement to be to the satisfaction of the Director of Legal Services."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

5. Lot 96, D.L. 339, Situated 6600 Block Arlington Street

The Supervisor of Property and Insurance reports as follows:

"A request has been received from the Vancouver Association for the Mentally Retarded for an extension of time in which to commence construction of their development in Champlain Heights.

On November 17, 1970, City Council approved the sale of Lot 96, D.L. 339, situated on the west side of Arlington Street, in the 6600 Block, to the Vancouver Association for the Mentally Retarded.

A condition of this sale was an option to repurchase in favour of the City, should construction of this project fail to commence by April 1, 1973. The Association was unable to commence construction within the allotted time and requested and received extensions to April 1, 1974.

The Association has encountered various unavoidable delays, but has now obtained the necessary zoning amendments and have reached a point where most of the problems have been resolved.

This Office has kept in touch with the Association regarding progress on this project and they are actively engaged in preparations to commence as soon as possible. We have contacted our Planning Department and they concur with our recommendation that a further extension would be justified. It is therefore

RECOMMENDED that the Association be granted a further six months extension to October 1, 1974, with the usual period of three months following that date in which the City retains its right to exercise its option. This extension to be subject to any documentation deemed necessary by our Director of Legal Services."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1987 West 7th Avenue, Lot 19, Block 286, District Lot 526.	Kitsilano Senior Citizens' Project	Phillip Blackall	\$865.00	565/1011
3675 Ellis Avenue, Lots 68 & 69, Sub. of Lots 3-10, 12, 15, 16, 19, 21-32, and 34; Blocks 24 to 29, D.L.'s 330 and 331.	Future Replotting, as per Bd/Admin. Property Matters May 3, 1974 and R/C of May 7, 1974.	John Bulych	\$550.00	4902/10
416 East 7th Avenue, N. 1/2 & E. 1/2 of 104, D.L. 264-A	Park Site No. 10	Paul Bulych	\$865.00	4189/

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Clause 6 (cont'd)

YOUR BOARD

Submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

CONSIDERATION

- 7. False Creek - Area 10  
Clay Marina

The Supervisor of Property and Insurance reports as follows:-

"City Council at its meeting of April 23, 1974, approved the following recommendation of the Standing Committee on Civic Development:-

That the Supervisor of Property and Insurance be authorized to negotiate a lease with Mr Clay for the rental of City-owned land and water for the purpose of operating the present Marina, this lease to be on a month-to-month basis, vacant possession to be obtained after 30 days notice has been provided, and vacant possession not to be later than September 30, 1974. This lease is only to be granted after Mr Clay has agreed to certain conditions satisfactory to the City.

This office received a letter on May 22, 1974, from Mr Clay's Solicitor containing the following:-

Mr Clay advises us that he feels unable to enter into any formal agreement to vacate the property by September 30, 1974. However, he would be pleased to begin once again paying his rent, and is anxious to enter into a long term lease of the property and settle the question of back rent at such time as it is determined by the City that no other use is proposed for the area which he is now occupying.

Mr. Clay has not paid any rent on the property since October 31, 1973, and there are now approximately 85 more boats in the Marina than were there at October 31, 1973.

In light of the foregoing City Council may wish to instruct the Director of Legal Services to take action to have Mr Clay vacate the site.

The Supervisor of Property and Insurance submits the foregoing report to Council for CONSIDERATION."

YOUR BOARD

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

- 8. City of Vancouver - P.N.E. Lease

Your Board has received the following report from the Director of Finance.

"The P.N.E. leases its property from the City under an agreement that is subject to review of the terms and conditions of the lease in the years 1975, 1980, 1985 and 1990. Intention to review the terms of the lease must be indicated at least one year prior to the 19th of May in each of the indicated years. The Property and Insurance Office has informed the P.N.E., prior to May 19th, 1974 that the City may wish to change some terms of the lease. This was done not with any definite intentions of change on the part of your officials, but only to protect Council's position if Council felt that some changes were desirable. The following list of items summarizes the terms of the lease as it exists:

DEMISED LAND: additional land has been acquired and some surrendered. Additional land acquired by lessee becomes the property of lessor to be included in new agreement.

Board of Administration, June 7, 1974 .....(PROPERTIES - 5)

Clause 8 (cont'd)

RENT: \$1.00 per year plus payment of water rates. Lease dated December 10, 1963 expires May 19, 1975. Extension agreement dated June 1, 1964 provides for review of rental payments.

TERM: extension agreement provides for a term of 19 years from May 20, 1975 to May 19, 1994.

REVIEW: extension agreement provides that representatives of the lessor and lessee shall commence a review of the terms, (including the provisions for payment of rent), at least one year prior to the 19th day of May in each of the years 1975, 1980, 1985, and 1990; not later than 6 months after, representatives to deliver a report in writing setting forth any amendments, alterations, etc. If parties cannot agree on terms by April 19 in the years 1975, 1980, 1985, and 1990, Council of the lessor shall amend lease as it considers fair and reasonable.

N.B. Above does not apply to review of payment of rent on basic lease or sub-leases granted by the Pacific National Exhibition. Arbitration proceedings would take place if agreement is not reached by lessor and lessee.

REPAIRS: Pacific National Exhibition to be responsible for all repairs.

INSURANCE: Pacific National Exhibition to pay for same under City's package policy.

ASSIGN: Lessee will not assign without leave.

SUB-LEASES: Lessee will not sublet for any industrial, commercial, or business object not related to the objects and powers set forth in Schedule "B" without consent of lessor. If lessor's consent obtained, the lessee will pay as additional rent, the following:-

- (a) a sum equal to 12% of the gross rent (In 1973 this amounted to \$1,676.50)
- (b) a sum equal to all taxes on improvements constructed by any person or corporation other than lessor and lessee.

Lessor confirms sub-lease dated June 3, 1958, to Home Oil Distributors Limited for 15 years commencing June 1, 1958. Consent does not extend to any renewal of said sub-lease beyond May 19, 1975. Leased area, 22,500 square feet at N/W corner of Hastings and Cassiar Streets.

TERMINATION: may be terminated for good cause by either party giving one year's notice in writing to the other party.

In addition to the terms set out in the lease and extension, by agreement established in July of 1964, the P.N.E. agreed to pay taxes and local improvement charges for properties purchased by the P.N.E. and conveyed to the City of Vancouver. In each year the P.N.E. pays to the City all taxes including local improvement charges on all improved properties and local improvement charges on vacant properties. In 1973 these amounts were \$7,764.52 and \$864.97 respectively. These properties lying west of Cassiar Street have not as yet been developed as part of the P.N.E. operation pending completion of the acquisition program. In the meantime, the P.N.E. has jurisdiction over maintenance, control, and collection of revenues from these properties.

The only items that occur to me that Council might wish to consider, given the existing profit position of the P.N.E., are those relating to rent, which is currently \$1.00 per year, and the question of the rental from the sub-leases. At present the only sub-lease appears to be one to Home Oil Distributors for 22,500 sq. ft. at the N.W. corner of Hastings and Cassiar Street. The City receives 12% of the gross rent received by the P.N.E. for this sub-lease and it

Cont'd . . .



Board of Administration, June 7, 1974 .....(PROPERTIES - 6)

Clause 8 (cont'd)

is my opinion that, given the fact that the City is leasing the total property occupied by the P.N.E. to the P.N.E. for \$1.00 per year that it would be more reasonable for the City to receive a full sub-lessee rental for commercial activities such as the Home Oil operation.

Home Oil is the only term sub-lease. However, during the year, especially when the exhibition is not in operation, miscellaneous sub-leases on a short term basis provide additional revenue for the P.N.E.

The above information is submitted to Council for information and direction."

YOUR BOARD

Submits the report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 564

Departmental Report, June 7, 1974 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

**B-4**

RECOMMENDATION

1. Development Permit Application #66060  
1720 Nanaimo Street - Alterations to Existing Gasoline  
Service Station at the South East Corner of 1st Avenue  
and Nanaimo Street

The Director of Planning reports as follows:

"Standard Oil of B.C. Limited has filed DPA #66060 to install new fascia treatment to the existing building and canopies on this site occupied by a gasoline service station and to install an additional pump.

The site is in a C-1 Commercial District at the south east corner of 1st Avenue & Nanaimo Street.

The gasoline service station policy as adopted by City Council in October, 1968, permits the alterations to the existing gasoline service station at this location.

DPA #56999 was approved by City Council on December 14, 1971, after recommendation from the Technical Planning Board and Vancouver City Planning Commission permitting the expansion of the site to provide additional 12 off-street parking spaces.

The Technical Planning Board and the Vancouver City Planning Commission recommended that DPA #66060 be approved in accordance with the submitted application such plans and information forming a part thereof, thereby permitting the installation of new fascia treatment to the existing building and canopies on this site occupied by a gasoline service station and the provision of an additional pump subject to the following conditions:

1. The landscaping is to be maintained as approved by Development Permit No. 56999.
2. All surfacing and screening of the off-street parking areas and the open portions of the site are to be permanently maintained as approved by Development Permit No. 56999.
3. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.
4. While there are adjacent residential properties, no automatic car washing facilities to be permitted on the site.

It is RECOMMENDED that DPA #66060 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission."

2. Hydro Substation Site, 49th Avenue & Boundary Road

The Director of Planning reports as follows:

"I. History

Council on April 30, 1974, received a letter from the De Cosmos Village Housing Co-operative and the Park Place Strata Council dated April 18, 1974, (attached as Appendix A), requesting that the sale of City land to B.C. Hydro for a substation be deferred until area residents have an opportunity to review the plans for this land.

cont'd ...

Departmental Report, June 7, 1974 . . . . . (BUILDING - 2)

Clause No.2 continued

Council resolved "that this whole matter be referred for discussion with the Champlain Heights Advisory Planning Committee, and the Civic Design Panel, for comments, following which the matter be reported back to Council in one month's time." The report of the Property and Insurance Office, dated May 4, 1973, (before Council on April 30, 1974) was tabled pending receipt of this report.

The site in question was designated for a hydro substation in the original 1968 plan for the Southeast Sector. By 1971, B. C. Hydro had acquired all ten privately-owned lots on the site. However, construction of the substation is not scheduled until about 1978.

Since 1968, the substation site has been mentioned at a number of public meetings held to discuss Champlain Heights planning. On January 27, 1974, a meeting was held to elect the Champlain Heights Planning Advisory Committee. (Both De Cosmos Village and Park Place have a resident on this Committee). At that meeting, a resident of Park Place enquired about the disposition of the substation site and suggested that a children's play area be accommodated on that property. A member of the Planning Department indicated that this possibility could be investigated.

At the Champlain Heights Planning Advisory Committee meeting on April 11, 1974, a resident of Park Place made a formal presentation to the Committee requesting that a children's play area be accommodated on the substation site. The following excerpt from the minutes of that meeting (adopted by the Advisory Committee) indicates the outcome of the request for a play area:

' . . . it was explained that it would be unlikely that the substation site could be moved, but that it might be possible to accommodate a small play area in conjunction with the substation facility. After considerable discussion on the matter, it was the consensus of the Committee that the Planning Department should pursue, with B. C. Hydro, the possibility of providing a children's play area in conjunction with the substation facility.'

On April 22, 1974, the Planning Department sent a letter to B. C. Hydro requesting that Hydro and the City discuss the possibility of establishing a play area on the substation site. On May 3, 1974, Hydro indicated that with the generous landscaping buffer intended for the facility, there was a good possibility that a play area for young children could be suitably accommodated

on the site. The possibility of providing a temporary play area, to be removed when substation construction begins, was discussed. A permanent play area could then be provided on the site. Hydro wants to investigate further the details of the substation design, after which it will give a more definite indication of the possibility of providing a play area on the site.

Considering that the Champlain Heights Planning Advisory Committee has already thoroughly discussed the disposition of the substation site, and the Planning Department has followed up the Committee's suggestion with considerable success, it is the opinion of this Department that no further contact with area residents regarding this matter is necessary before Council releases the substation site to B. C. Hydro.

cont'd ....

Departmental Report, June 7, 1974 . . . . . (BUILDING - 3)

Clause No.2 continued

In 1972, the Planning Department requested B. C. Hydro to forward preliminary plans showing the layout of the substation, proposed landscaping provisions, and the relationship of the project to abutting property. Preliminary plans were received and were considered acceptable. Until B. C. Hydro applies for a Development Permit (1978), development plans will be too indefinite to conduct a detailed analysis. It is suggested, therefore, that referral of the matter to the Design Panel is premature.

Since area residents have discussed the substation site, and preliminary development plans have been examined, it is the opinion of the Planning Department that there is no reason for delaying the disposal of the substation site to B. C. Hydro.

II. DAY CARE FACILITIES

On the basis that this property would be conveyed to B. C. Hydro in keeping with the original plan for the Southeast Sector approved by Council in 1968, negotiations have been carried out between B. C. Hydro and the Planning Department with respect to the provision of a day care centre on the site. A tentative agreement has been reached whereby, once the land has been conveyed, the City will lease from B. C. Hydro a portion of the site approximately 245' x 250' in the northeast corner, on the following conditions:

- (A) The portion to be sublet to the Department of Human Resources for day care facilities.
- (B) Rental: \$1.00 per year
- (C) Term: 4 years definite, thereafter on a year-to-year basis with a 6 months cancellation clause.
- (D) All costs involved in development of the day care centre to be born by the sublessee, including provision of utilities. (On other day care sites, the City has agreed to assume the minimal costs of utility connections. However, in this case a lengthy sewer extension is required at an approximate cost of \$10,000.)
- (E) The sublessee to maintain a minimum 30 foot setback from the northern and eastern boundaries of the site in order to preserve existing trees as a buffer for the future substation.
- (F) B. C. Hydro construction survey crews to have unimpeded access to the site.
- (G) The site to be vacated prior to commencement of construction of the substation and to be left in a clean and tidy condition, with the buildings and foundations removed at the expense of the sublessee.
- (H) All liability to be assumed by the sublessee.
- (I) The sublessee to obtain necessary development permits.

It is **RECOMMENDED:-**

- (1) That the City conclude the sale of the substation site at 49th Avenue and Boundary Road with B. C. Hydro by approving the recommendation of the Supervisor of Property & Insurance contained in his report of May 4, 1973. (Attached as Appendix B)
- (2) That a lease, based on the foregoing conditions, be entered into with B. C. Hydro to provide day care facilities on the substation site. "

cont'd ...

Departmental Report, June 7, 1974 . . . . . (BUILDING - 4)

### CONSIDERATION

3. Development Permit Application #63200  
141 Keefer Street

The Director of Planning reports as follows:

"Development Permit Application No. 63200 was filed on June 12, 1973 to construct a hotel on this site containing a restaurant, licensed lounge, coffee shop, beverage room and 110 hotel units.

The application was filed just subsequent to Council resolving that an application be made to amend the downtown zoning and was held pending the results of that application.

When the development permit application was first submitted on a cursory check the floor space ratio was calculated at 6.30. Unfortunately some months later in a discussion with the developer, it was discovered that an error occurred in the first analysis of the development and in fact the floor space ratio was approximately 11.30 including the above ground off-street parking levels.

Subsequently several meetings were held with the developer and the architect to attempt to bring the development closer to the amended CM-1 Regulations. The developer did co-operate and reduced the development somewhat.

On April 5, 1974 the Technical Planning Board approved the development permit application subject to several prerequisite conditions which included a scaled down development of floor space ratio to 7.5, and with a condition that the design be first approved by the Technical Planning Board after receiving advice from the Urban Design Panel.

The developer is prepared to meet the prerequisite conditions, however the matter of design has not been resolved and is therefore referred to City Council for consideration.

This application was referred to the Urban Design Panel who recommended that the Technical Planning Board refuse the design on the grounds that it, if executed, would adversely affect public amenity. The Panel was critical of the design on the following points:

- 'A. The scale and size of the building in relation to the low profile surrounding area and with specific regard to its impact on the adjoining historical area.
- B. The Keefer Street elevation which is dominated by vehicular access and use and would be intimidating the pedestrians.
- C. The unrelated mass of elements used in the facade of the building.
- D. It shows no recognition or respect for the smaller buildings flanking it.

The Panel has no objection to a hotel in this area and in fact feels that such a use could stimulate activity and vitality. Such development would have to be subject to the following conditions:

- a) That it would not overshadow the surrounding area and be built in a lower form.
- b) That the sidewalk and lower floor use not be dominated by vehicle access and storage.
- c) That it recognize the vital need for pedestrian amenity in the general Chinatown area.

cont'd ....

Departmental Report, June 7, 1974 . . . . . (BUILDING - 5)

Clause No.3 continued

The Panel is of the opinion that this design needs considerable reworking to meet with the foregoing criticism and conditions.'

The Technical Planning Board on May 31, 1974, on reviewing the recommendation of the Design Panel, resolved:

'In view of the fact that compliance with the comments of the Urban Design Panel would involve a major restructuring of the proposed development, the Technical Planning Board cannot accept the recommendation of the Panel and therefore refer the matter to Council for consideration; noting, however, that an attempt will be made to secure improvements to the vehicular access in so far as pedestrian amenity is concerned.'

In accordance with Council's policy, the Technical Planning Board cannot approve this design against the recommendation of the Design Panel. The matter is therefore submitted for the CONSIDERATION of Council. "

RECOMMENDATION

4. Rezoning Application -  
West Side of Renfrew Street between 18th & 19th Avenues  
Lots 14-20, Block L, Section 44, T.H.S.L.

The Director of Planning reports as follows:

"An application has been received from Mrs. Mary F. Kelly, 5756 Alma Road, Vancouver, B. C. requesting an amendment to the Zoning and Development By-Law whereby the above-described property be rezoned from RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of "Senior Citizens Housing".

On January 22, 1974, Council adopted the recommendations of the Standing Committee of Council on Housing dated January 15, 1974, as amended, which read as follows:

'That lots 14 - 20, Blk. L, Section 44, THSL being on the west side of Renfrew Street between 18th and 19th Avenues be sold directly to the Society or sold to the Provincial Government for lease back to the East Enders Society and the Amherst Lions subject to the following conditions of sale:

- a) Price agreeable to City Council.
- b) Rezoning Approval - Application for CD-1 zoning to be made by East Enders Society and Amherst Lions. Their responsibility should include the discussion of their plans with local area residents prior to public hearing.
- c) Development Permit Approval - The conditions of development should include maximum F.S.R. = 0.75 and maximum height of two storeys. The floor space ratio is subject to examination by the officials to determine whether the design fits in with the surrounding neighbourhood. Before development is issued the site should be consolidated into one legal parcel.
- d) Development should commence within 12 months from the date approval is granted by City Council to release the site for Senior Citizens development, failing which the land will revert to the City.'

cont'd ....

Departmental Report, June 7, 1974 . . . . . (BUILDING - 6)

Clause No.4 continued

It was noted that a portion of the site had been filled and therefore, the applicants should satisfy themselves as to the soil conditions.

The revised plans received by the City Planning Department June 4, 1974, indicate a two storey structure with a gross building area of 23,062 sq. ft. and a site coverage of 44% including the building, driveways and parking. The development contains 20 studio, and 20 one bedroom apartments. The plans have not been fully examined.

The building maintains a 25' set back from Renfrew Street, 15 feet from 18th Avenue and from 19th Avenue and approximately 26 feet from the rear property line.

It is RECOMMENDED that the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

- (a) Uses - dwelling units for senior citizens and customarily ancillary uses.
- (b) Floor Space Ratio - not to exceed 0.75.

In computing the floor space ratio, the floor area of the building includes the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

- (i) areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.
- (ii) balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight percent of the permitted floor area.
- (c) Height - not to exceed two storeys nor 25 feet measured from the average grade on Renfrew Street as established by the City Engineer not including suitable minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

- (a) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open space, landscaping, adequate provision for suitable service areas, loading and refuse.
- (b) Parking provided on site at a ratio of one space for every 6 senior citizens dwelling units.
- (c) Lots 14-20, Block L, Section 44, T.H.S.L. be consolidated into one legal parcel and so registered in the Land Registry Office.

cont'd ....

Departmental Report, June 7, 1974 . . . . . (BUILDING - 7)

Clause No.4 continued

- (d) Compliance with the conditions as set by Council resolution of January 22, 1974.

Should the above conditions not be complied with by the owner in order to permit enactment by Council of the amending By-Law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting of February 22, 1974 RECOMMENDED that the application be approved subject to the above conditions.

The City Planning Commission at its meeting held on May 8, 1974 concurred with the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

5. Proposed Zoning By-law for Chinatown and Gastown Historical Areas

The Director of Planning reports as follows:

"At its meeting on April 2, 1974, Council approved the following recommendations of the Standing Committee of Council on Civic Development:

'That the Standing Committee on Civic Development approves in principle the proposed Zoning By-laws for the Chinatown Historic Area Schedule H-A.1 and the Gastown Historic Area Schedule H-A.2;

Further that the Director of Planning be instructed to submit to Council for approval as early as possible, draft Zoning By-laws for the H-A.1 and the H-A.2 historic areas as amended this date by the Standing Committee on Civic Development and that at the same time, the Director of Planning also request Council approval to submit the draft by-laws to a public hearing.'

The Technical Planning Board on May 3, 1974, recommended further amendments to the drafts and passed the motion that the draft H-A.1 and H-A.2 District Schedules with amendments be approved. The draft schedules as amended are attached.

In February, 1971, the Provincial Government designated two adjacent areas of the City of Vancouver as historic areas under the Archaeological & Historic Sites Protection Act. (See Map 2.)

In the case of Gastown, the designated area contains within its boundaries most of the area acknowledged as being part of Gastown; but in the case of Chinatown only approximately one half of the area seen as within the sphere of influence of Chinatown was included. The boundaries of these Provincially designated areas did not form natural, recognisable physical boundaries in many instances; often the boundaries formed lot/building boundaries through the middle of a block.

The proposed H.A.1 - Chinatown and H.A.2 - Gastown boundaries have been based upon the areas designated by the Provincial Government with boundary modification to reflect more consistent regulation within the Chinatown Gastown areas. (see Map 4)



Departmental Report, June 7, 1974 . . . . . (BUILDING - 8)

Clause No.5 continued

In the Technical Planning Board consideration it was noted that because parking was treated as a conditional use under Section 2 (c) of the draft schedules, Section 12(1) of the Zoning and Development By-law requires amendment to include the H-A.1 and H-A.2 districts as districts wherein the required vehicular parking space regulations of the Zoning By-law do not apply.

The City Planning Commission on May 8, 1974, adopted the motion that the H-A.1 and H-A.2 District Schedules be approved

It is RECOMMENDED that Council instruct the Director of Planning to make application to amend the Zoning and Development By-law to create the H-A.1 and H-A.2 District Schedule as contained in Appendix A and to rezone the Chinatown area to H-A.1 and the Gas-town area to H-A.2 as shown on the attached maps. It is further RECOMMENDED that the application include an amendment to Section 12(1) of the Zoning and Development By-law to exclude the H-A.1 and H-A.2 Districts from required parking regulations and such applications be referred direct to Public Hearing."

FOR COUNCIL ACTION SEE PAGE(S) 569

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
CIVIC DEVELOPMENT

May 23, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 23, 1974 at approximately 9:00 a.m.

PRESENT: Alderman Hardwick, Chairman  
Alderman Bowers  
Alderman Massey  
Alderman Pendakur

CLERK: R. Demofsky

INFORMATION:

1. Downtown Study

At a meeting of the Standing Committee on Civic Development on May 9, 1974, the Committee agreed to further discussions with representatives of T.E.A.G., with respect to the Downtown Study.

Mr. G. Davis, of T.E.A.G., was present and submitted for the Committee's consideration:

- a. a preliminary draft dated May 21, 1974 outlining Values, Planning Principles, Guidelines for Vancouver, and Goals for Implementation
- b. a draft outline of the report for July, dated May 22, 1974
- c. a draft of "Alternate Futures for Downtown Vancouver"

(Copies of these reports are on file in the City Clerk's Office.)

In the discussion which ensued, Mr. Davis advised that the downtown area should be divided into approximately twenty districts, with each district having its distinct characteristics and goals. Controls over each district would vary to a certain extent. However, he expressed concern in the type of by-law amendment which would be required to rezone the entire downtown area. He further advised that a five year cycle would be the most desirable method to work on, with the Planning Department giving a routine progress report on the downtown area, so that the people could be kept up to date on all progress, and changes in zoning. Also, with a five year cycle the changes would be more modest and anticipatable, and thus, easier for the community to deal with. The Committee advised that the City is presently working on a twenty year cycle.

Mr. Davis outlined briefly the report on Values, Planning Principle Goals for Vancouver, and Guidelines for Implementation, stating that it included nineteen value statements mainly about people and activities. From these nineteen value statements were derived planning principles which lead to several goals and guideline categories.

When asked what the next stage of this study would be, Mr. Davis advised that he would implement one page of information for each guideline category. Also, that he would outline the relevancy of each guideline category to each of the twenty proposed districts, the target being to recommend to Council the most relevant category guidelines for each area. He further noted that each area would have related incentives and restrictions, and that this subject would be expounded in a later report to your Committee.

Mr. Davis also referred to an intermediary appeal body, which, depending upon circumstances, could hear appeals which would otherwise take up Council's time.

When asked if this type of system is operating anywhere else, Mr. Davis advised that the proposed system is an amalgamation of other systems which have worked successfully in other areas.

Standing Committee of Council  
on Civic Development  
May 23, 1974 . . . . . 2

The Committee members agreed to read over the goals outlined in the preliminary draft of Values, Planning Principles, Goals for Vancouver, and Guidelines for Implementation, dated May 21, 1974 and submitted this day, and give Mr. Davis some constructive feedback. It was also agreed that Mr. Davis would submit, to each member of the Committee, a map of the general area being discussed. Also, that he would meet with each Committee member individually to discuss the Downtown Study.

Following brief discussion, it was  
RESOLVED,

THAT the reports submitted by T.E.A.G., as outlined above,  
be received.

2. False Creek Public Evaluation

Mr. D. Sutcliffe, Development Consultant of the False Creek Planning Team, was present to submit a brief dated May 22, 1974 outlining public evaluation of the three design concepts, City owned land, Area 6, False Creek, for the period April 25, 1974 to May 21, 1974

He advised that the models of the three design concepts had been on display at the Public Library, Pacific Centre Mall, and Denman Place during this time period. He further advised that approximately ten thousand people had passed by the model in the three locations, and got at least, a general impression of it. Out of the one thousand questionnaires handed out, approximately 490 were returned, and since the questionnaire took approximately fifteen minutes to complete, respondents were obviously interested in the concepts.

Following discussion, it was  
RESOLVED,

THAT the report of the Development Consultant of the False Creek Planning Team, on public evaluation of the three design concepts, City owned land, Area 6, False Creek, for the period April 25, 1974 to May 21, 1974 dated May 22, 1974 be received.

The meeting adjourned at approximately 10:15 a.m.

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
SOCIAL SERVICES

May 23, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 23, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)  
Alderman Gibson  
Alderman Hardwick

ABSENT: Alderman Marzari

ALSO  
PRESENT: Mr. J. Denofreo

CLERK: H. Dickson

INFORMATION:

1. Civic Grant Request - Native Information Centre

At the request of the Committee, Fred House, President of the British Columbia Association of Non-Status Indians, appeared to discuss management of the Native Information Centre, 548 Nelson Street, which has requested a grant of \$3,654 to cover the cost of facilities from June to December.

The Director of Social Planning had previously recommended:

- a. THAT no grant be given to the Native Information Centre
- b. THAT the Department of Social Planning, in conjunction with the Vancouver Native Centre, B.C.A.N.S.I. (sponsors of N.I.C.), and representatives from other interested parties explore ways of more effectively assisting the native population in the downtown area.

Mr. House said the philosophy of N.I.C. is to help people help themselves, particularly native people new to the City who are unaware of various services. He said there are 175 local groups in B. C. which report to B.C.A.N.S.I., one of which is the Skid Road group. An Advisory Group responsible to the Skid Road group will be set up to supervise the N.I.C., but some assistance from the City and Department of Human Resources is required. This Advisory Group would also report directly to the Provincial Board of B.C.A.N.S.I.

During discussion, Committee members pointed out the N.I.C. is presently operating without effective leadership, and that no grant would be approved until the Committee has assurance that the Centre will be competently managed. It was suggested that if B.C.A.N.S.I. is the sponsoring agency of N.I.C., there should be someone from B.C.A.N.S.I. acting as a liaison person with the Centre. The Committee did agree, however, there is a need for the N.I.C.

It was RESOLVED,

THAT the report of Mr. Fred House, President of B.C.A.N.S.I. on the operation of N.I.C. be received.

2. St. Michael's Day Care - 409 East Broadway

The day care centre which operates primarily on the first floor has been denied use of two second floor areas of the church because the building does not meet Fire By-law requirements for day care centres.

Fire Warden Birnie reported the building is lined with vee-joint and plywood and highly combustible materials. He said the separation between the first and second floors has a fire spread rating of between 100 and 150, when the rating of 70 is required, and

Cont'd . . .

Standing Committee of Council  
on Social Services

May 23, 1974 . . . . . 2

that any fire would spread quickly in the building.

He warned that small children aged three to five do not always react in a fire situation the same as adults.

City Building Inspector D. A. Matheson said he concurs with Warden Birnie that the potential fire hazard with small children is greater.

Warden Birnie said that for the building to conform to safety standards, the walls and ceilings must be equipped with non-combustible materials, the floor of the second floor brought up to a 3/4 hour, fire resistant standard and exits improved.

During discussion the Committee agreed it could not overrule the advice of its Fire Warden and Building Inspector.

It was RESOLVED,

THAT Building Inspector Matheson report back in writing to the Committee within two weeks on what is required to bring the building up to day care standards,

FURTHER THAT this report be discussed by the Committee with Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources, as to what funds are available to pay for the required improvements.

3. Hotel East - 445 Gore Avenue

The Committee previously heard from a spokesman for the 72 tenants of the 57 room hotel that they have been given notice to vacate by June 30, 1974.

Lawyer Martin Gifford appeared with owner Wayne Fu and Manager George Fu and presented a 19 page brief (copy of which is on file in the City Clerk's Office) explaining why the hotel is being converted to other uses.

The brief noted:

- since purchasing the hotel in October, 1970, the Fus have spent in excess of \$20,000 to bring the building up to City Lodging House By-law requirements.
- the hotel has been operating at a loss since the current management takeover.
- the owners now face estimated expenditures of \$85,910 to meet the Fire and Lodging House By-law requirements.
- management of the hotel has asked tenants to vacate so it can prepare plans to use the premises for an economically viable purpose.

The brief concluded that if Fire and Lodging House By-laws are waived for two months, the tenants could remain at the Hotel East until August, 1974.

During discussion it was noted the hotel is leased by owners Foo Bor of Hong Kong and Wing Shing Fu (Wayne Fu) to manager George Fu for \$1,000 a month whose loss statement would include this \$1,000 per month payment.

In answer to a question, Mr. Gifford said the hotel might break even if the \$1,000 monthly lease was not required.

It was revealed during discussion the hotel now faces four charges laid under the Lodging House By-law.

The Chairman suggested the hotel could make a profit and asked if the City could examine the financial status of the hotel.

It was RESOLVED,

THAT the report of Mr. Gifford on the Hotel East be received and that the Chairman discuss with the Director of Finance whether the City could do a financial analysis of the operation of the Hotel East.

4. Yukon Apartments - 2137 Yukon Street

The Committee had received complaints from tenants of the building of a lack of heat and hot water. Charges were laid against the owner, Mr. Rajinder Roopra, who was asked to appear before the Committee.

Mr. Roopra said he purchased the building four months ago and found he could not afford to pay the caretaker, who was subsequently released from his responsibilities.

Two tenants claimed the problem of heat and hot water began when Mr. Roopra purchased the building. Mr. Roopra maintained he did not turn off the heat.

Mr. Roopra said he cannot afford to operate the building with rent increases of only a maximum 8% established by the Rent Stabilisation Act.

The Chairman said that the cost of the building to Mr. Roopra, reflected the need for repairs; that if the building was in good condition the price would have been higher.

The Committee repeatedly warned Mr. Roopra that unless he supplies proper heat and hot water to the tenants, the Committee will recommend his license be revoked.

RECOMMENDATION:

5. Day Care Centre - 3328 East First Avenue

The application for a new two storey building for a Day Care Centre and dwelling was made, and the application, No. 66177 was refused because: the proposed development was considered to be unsuitable having particular regard to the location; form of development; restricted vehicular access on East First Avenue particularly for pick up and drop off for children; overall lack of suitable offstreet parking.

Mr. Floyd of the Department of Permits and Licenses told the Committee First Avenue has a no parking restriction in front of the proposed building from 7:00 a.m. to 6:00 p.m. and there are only two parking spaces planned at the rear of the building. He said the main concern is lack of a safe area to pick up and drop off the 25 children who would use the centre.

The applicants, Mr. and Mrs. Golac, said it is their experience that only about half the children would be transported to and from the centre by car.

It is RECOMMENDED,

THAT Council request the Technical Planning Board to approve the development permit application for the Day Care Centre at 3328 East First Avenue.

The meeting adjourned at approximately 3:40 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

MAY 23, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday May 23, 1974 at 2:00 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Volrich  
Alderman Harcourt (arrived 2:25 p.m.)

ABSENT: Alderman Linnell (leave of absence)

COMMITTEE  
CLERK: Marilyn Clark

Several members of the Park Board administration were present at the meeting on this date, along with Commissioner DuMoulin and Mr. Roger Chilton, Peat Marwick & Partners. The main topic on the agenda was the reorganization of the Park Board. The Park Board representatives, however, discussed two other items first.

INFORMATION

1. New Aquatic Centre.

The Park Board representatives indicated that there were additional pieces of equipment that were necessary for the new Aquatic Centre in order to bring it up to standard for international competition. The major item is an electric timer, costing in the neighborhood of \$92,000.

No action was taken in this regard, since it was determined that a comprehensive report would be prepared for City Council.

2. Park Board Plans for Major Buildings

At the City Council meeting on April 30, 1974 the following motion was approved:

"THAT the Park Board present plans for major buildings both to Council or a designated committee of Council and the Board of Administration before any project goes to tender."

The purpose of this was to prevent the Park Board and City Council from last minute surprises in regard to increased costs of proposed buildings.

Following discussion it was,  
RESOLVED,

THAT the Park Board be requested to present guidelines or a method of administering this policy of giving Council the opportunity to examine plans before they go out to tender.

Standing Committee of Council  
on Finance and Administration. . . . . 2  
May 23, 1974

RECOMMENDATION

3. Park Board Reorganization

The Committee had for its consideration a Board of Administration report dated May 17, 1974 on the organization study of the Park Board as conducted by Peat, Marwick and Partners. This report is circulated. The Peat, Marwick and Partners' summary report is on file in the City Clerk's Office.

City Council had previously approved the study and the necessity for reorganization of the Vancouver Park Board. As noted in the Board of Administration report, minor changes were made by the Board to the organization structure as suggested by the consultants. Organization charts are also circulated showing the present and proposed organization. The recommendations of the Board and of the Consultants differed for the following positions:

- a. Manager, Building Services and Maintenance and Facility Development Manager.

The Board of Administration report indicates that these two positions are now carried out by the incumbent of the position of "Director of Works and Buildings", who has been a member of the Park Board staff since 1946. This report stated that "there is no doubt that, ultimately, the duties of Building Services and Maintenance must be divorced from those of Facility Development but for an interim period of two years, and thereafter subject to review, it is recommended that no change be made in the present arrangement."

The Consultants proposed that the position should be divided with the Manager, Building Services and Maintenance reporting to the Director of Operations, Services and Maintenance, and the Facility Development Manager reporting to the Director, Planning and Development.

- b. Manager, Operational Systems.

The Consultant reported that this position would be responsible for providing operating systems and maintenance standards. This would give the Park Board the in-house capability of improving their own systems and operations. The Consultant reported that the right person in this position should be able to save, for the Park Board, his own salary many times over.

The Board of Administration report did not recommend the establishment of this position at this time.

- c. Area Recreation Managers.

The Consultant's report calls for the establishment of five Area Recreation Managers, although they state "the actual number of positions created should reflect the plans and objectives of the Vancouver Park Board in providing recreation services and the most logical geographic and administrative division of the City, relative to other public bodies and agencies."

Commissioner DuMoulin stated that the Area Recreation Managers are vital to evaluate the recreation needs in an area. The community's needs, he stated, vary from sector to sector throughout the City. The Consultant stated that one of the major problems has been lack of management for people out in the field in the recreation area. The Area Managers would look at their entire area and consider which facilities are available and therefore, plan for optimum use of these facilities within the area.

The Board of Administration report recommended the establishment of two Area Recreation Managers at this time.



Standing Committee of Council  
on Finance and Administration . . . . . 3  
May 23, 1974

d. Administrative Assistant.

The position of Administrative Assistant to the Superintendent of Parks was established in February 1967. The Board of Administration noted that even with the appointment of 4 division heads, the Superintendent will continue to find himself concerned with a large number of administrative matters, and recommended the retention of this position. The Peat, Marwick and Partners report suggested the position, under the new organization, was unnecessary and therefore should be abolished.

e. Ice-Rink Co-ordinator.

This person is presently responsible for the effective operation of four ice-rinks. With the passage, in October 1973, of a By-Law to provide an additional five ice-rinks, it was considered, by the Board of Administration, advisable to retain the position of Ice-Rink Co-ordinator.

The reorganization as presented by the Consultants would eliminate the position of Ice-Rink Co-ordinator since the Area Recreation Managers would be responsible for the operation of the total recreation facilities in the area.

It was noted by the Committee that this was not a complete reorganization. Further examination of Park Board objectives and evaluation of workload is required, particularly in the Recreation Services and Planning and Development Divisions, which could result in additional staff positions being requested.

Following considerable discussion, your Committee  
RECOMMENDS the following:

A) THAT, at this time, the following positions be established:

- i) Budget Officer and Systems Analyst
- ii) Park Development Manager
- iii) Director of Public Information
- iv) 2 Clerk Stenographers
- v) Riley Park Complex Executive Director
- vi) 2 Area Recreation Managers

B) THAT 2 new positions be approved, namely, Facility Development Manager and Manager, Building Services and Maintenance, which, in effect, divides the workload of the present position entitled Director of Works and Buildings.

C) THAT the position, Manager, Operational Systems be approved with the Park Board reporting back to the Committee on the savings that result from this establishment.

D) THAT the following positions be abolished:

- i) Administrative Assistant
- ii) Ice-Rink Co-ordinator

E) THAT the following positions be reclassified:

- i) Accountant - Park Board to Chief Accountant
- ii) Purchasing Officer to Manager, Purchasing & Stores
- iii) Assistant Director of Recreation to Manager, Central Recreation Services
- iv) Manager, Beaches and Pools to Manager, Aquatics, Beaches and Outdoor Pools

Standing Committee of Council  
on Finance and Administration . . . . . 4  
May 23, 1974

Clause 3 - Park Board Reorganization Cont'd

F) THAT the Acting Director of Personnel Services classify the positions of A, B, C, and E above and submit his recommendations to the Board of Administration for approval.

G) THAT the necessary funds, approximately \$61,210 for 6 months in 1974, be provided from Contingency Reserve for salaries, fringe benefits and auto allowances, and \$9500 be provided for furnishings and equipment.

H) THAT Auto Allowances be granted on a regular basis for the following positions:

- i) Manager, Operational Systems
- ii) Facility Development Manager
- iii) Manager, Building Services and Maintenance
- iv) Park Development Manager
- v) Director of Public Information
- vi) Riley Park Complex Executive Director
- vii) 2 Area Recreation Managers

FOR COUNCIL ACTION SEE PAGE(S) 573

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL  
ON CIVIC AND COMMUNITY DEVELOPMENT

May 23, 1974

A meeting of the Standing Committees of Council on Civic and Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 23, 1974 at approximately 3:45 p.m.

PRESENT: Alderman Hardwick (Chairman)  
Mayor Phillips  
Aldermen Harcourt, Massey, Pendakur,  
Rankin and Volrich

ABSENT: Alderman Bowers  
Alderman Marzari

CLERK: D. Bennett

RECOMMENDATION

1. Planning Department Program  
"Shaping the Future"

At the last meeting of the Committees, when considering the subject matter, it was resolved, among other things;

"THAT the Director of Planning be requested to report to the next meeting of the Committees some more precise comments in view of the discussion which has taken place today including possible outside sources of funds for parts of the program."

The Committees had before them for consideration a report of the Director of Planning entitled "Planning Department Program - Shaping the Future" dated May 17, 1974. This report dealt with the subject matter as follows:

" I. What role does the Planning Staff have in development of policy?

Some confusion has been caused by the use of the word "policy". Policy making is clearly the responsibility of City Council. However, many plans do involve policies and long range or overall plans can almost be regarded as statements of Council policy. Appendix A in the report "Shaping the Future" lists a series of such policies.

Whereas it is clearly not the responsibility of the Planning Department to decide policy, it is the responsibility of the Planning Department to advise Council on alternative policies which may be followed and on the consequences of those policies which have a bearing on the development of the City.

Perhaps if the word "planning" had been used instead of "policy" the problem encountered at the meeting might not have arisen.

II. and III. What role should the Planning Department have in relation to other departments; and how should City achieve co-ordination in planning?

The role seen for the Planning Department is described in "Shaping the Future". It is seen as a co-operative one and is best co-ordinated in the City planning scale by the Technical Planning Board. Appendix A is the Technical

Cont'd . . .

Clause #1 continued:

Planning Board By-law. Of particular note is clause 3a concerning the preparation of a development plan for the City, and clause 8 prescribing that the Director of Planning shall be the Chairman of the Board. "Shaping the Future" states, "the Technical Planning Board is a valuable resource most cities lack. It can facilitate exchanges of information between departments, synthesise co-operative advice for Council's benefit, and co-ordinate work programmes - all of which contribute to a system of joint accountability of civic programmes."

IV. Size of Local Area Planning Program

Since the beginning of 1973 a total of 37 new staff positions have been added to the Planning Department, including 11 transferred from the Department of Permits and Licenses. 5 positions have been or are about to be abolished or transferred for a net increase of 32. 8 are temporary positions, though some of these may ultimately become permanent.

This increase reflects a general increase in tempo and activity but more particularly the increased involvement necessary as the area planning program expands.

With the exception of the 11 people transferred from the Department of Permits and Licenses, there has been a net increase of only 1 permanent new position in the last 8 months.

The reason for this is that except for emergency situations, no requests have been made for extra staff pending the preparation of a program for the department, represented now in "Shaping the Future".

The program suggested in "Shaping the Future" has been described in all covering reports and in the presentation made by the Director of Planning as something to aim towards. It has been explained as a program which will not be achieved quickly for a number of reasons, ranging from the availability of suitable staff, to the specific nature and working arrangements yet to be made with local areas themselves.

On the basis of the discussion at the Committees, the following program is a reasonable one to pursue:

- (1) Proceed as planned with Kitsilano, Fairview, Killarney and Champlain Heights local area planning studies.
- (2) Initiate local area planning programs in Mount Pleasant and Grandview Woodlands in accordance with the areas and resources indicated in the Planning Department's suggested program.
- (3) Develop a better understanding of the Neighbourhood Improvement Program areas with a view to initiating a local area planning

Standing Committees of Council on Civic and . . . . . 3  
 Community Development  
 May 23, 1974

Clause #1 continued:

program in Cedar Cottage (a prerequisite of N.I.P. funding), without commitment at this time to staffing or other procedures. This to be the subject of further deliberation of the Community Development Committee. The costs of this should be covered by the N.I.P. funding.

- (4) Continue discussions with the B. C. Medical Centre on the area planning needs caused by the Shaughnessy Hospital expansion in the knowledge that the B. C. Medical Centre has agreed to pay the costs of that program.
- (5) From the discussion at the Committees, it appears that they do not wish to proceed with Local Area Planning in the South East Downtown area at this time.
- (6) Any additional requests for local area planning should be discussed by the local area Council, the Chairman of the Community Development Committee and the Director of Planning before a recommendation is made to Council through the Committee.
- (7) With regards to the duration of local area programs it is suggested that where local area planning programs are to be initiated and after local area committees have been formed, they be informed that it is Council's wish to keep costs and timing to a minimum and request the local area committee as a first task to report to Council on the work programs and costs anticipated by the Committee.
- (8) These matters have been discussed with the Chairman of the Community Development Committee and have his general agreement on the points noted here.

If local area planning programs are to be undertaken they should be undertaken seriously and with the fullest intention of involving local people in the preparation of local area plans. Inevitably this is time consuming.

It is suggested very strongly that the local area planning program should cover only those areas for which Council feels staff resources can be made available. To attempt a program with inadequate resources is worse than no program at all.

V. Terms of Reference for Local Area Planning Committees

Appendix B is the terms of reference for the Kitsilano local area planning committee which, while not necessarily being appropriate in every detail for all areas, are generally acknowledged by those concerned, and certainly by the Director of Planning, to provide a very sound set of guidelines from which future local area committees can develop.

Clause #1 continued:

Appendix C is an extract from a recent publication of the Canadian Council of Resource and Environmental Minutes on the Man and Resources Conference. It speaks for itself.

The emergence of local area resource boards was mentioned at the meeting. These boards are set up with the intention of assisting with the delivery of social services and are answerable to the Provincial Government.

While there will inevitably be some overlap of interest, the appropriate structure and organization for local area planning is quite different and it would not be appropriate to attempt to load the responsibility for local area planning onto local area resource boards as they are presently constituted.

- VI. Appendix D is an extract from a report approved by City Council in March 19th, 1974, on the work involved in the Kitsilano area.

This gives an idea of the program which the staff will likely be involved in. The issues will vary from area to area, but the areas suggested in "Shaping the Future" are those which have a large number of issues which need to be resolved through a planning process.

OUTSIDE SOURCES OF FUNDS

The joint committees also asked for future information on the possibility of obtaining funds from outside sources.

1. Local Area Planning Programming

Neighbourhood Improvement Program funding will be available in the equivalent of two local areas each year. It can be assumed therefore, that something in the order of 75% of the costs of these two studies over one year could be eligible for the Neighbourhood Improvement Program cost sharing. This could amount to having the monthly cost of a basic planning office operation reduced from about \$3,400 to about \$1,700 per month. The results of this as applied to cost estimates for the Planning Department budget are shown in Appendix E.

2. Beautification

When beautification projects are approved, the staff costs involved in preparing the plans and organizing and administering the programs are charged to the capital cost of the project which in almost all cases is shared on the local improvement basis with the property owners in the area.

In recent beautification projects the usual property owners' share of the cost has averaged about one-third.

Clause #1 continued

3. Local Initiatives Program

The Department has received assistance from time to time under the local initiatives program and this has been used to fill out work already being done by permanent staff members. The only project at the moment is a survey of historic buildings, which comes to an end at the end of May. The four staff members involved are not listed in any of the organization charts.

4. Shaughnessy

The local area planning program proposed for the Shaughnessy Hospital area (to be the B.C. Medical Centre) is put forward on the basis that the development of this massive centre will bring with it a whole series of consequences for its immediate neighbourhood and also for the Vancouver General Hospital and its neighbourhood.

The B.C. Medical Centre, has agreed to bear the costs of a local area planning operation in this area."

and concluded with the following recommendations:

- "(i) Council determine the scale of the program as soon as possible.
- (ii) The Director of Planning in consultation with the Board of Administration and other departments involved, report back on the arrangements necessary to give effect to that program."

The Committees noted that at the last joint meeting the question of staffing for the various parts of the program was referred to the Board of Administration for report; however, this report is not as yet ready for presentation to the Committees.

After considerable discussion and deliberation the Committees

RECOMMENDED

THAT the following actions be taken on the Director of Planning's report "Shaping the Future", dated May 17, 1974:

A. The following items be received:

- I. What role does the Planning Staff have in development of policy?
- II. What role should the Planning Department have in  
and relation to other departments; and how should City
- III. achieve co-ordination in planning?
- V. Terms of Reference for Local Area Planning Committees
- VI. Appendix D and the item entitled

Outside Sources dealing with Local Area Planning Programming, Beauti-  
of Funds fication, Local Initiatives Program and Shaughnessy.

cont'd ....

Standing Committee of Council on Civic and . . . . . 6  
 Community Development  
 May 23, 1974

Clause #1 continued

B. THAT the following action be taken with respect to:

Item IV - Size of Local Area Planning Program

- (a) That Council receive Sections (1) and (3);
- (b) That Council approve Section (2) as amended to read as follows:

Initiate local area planning programs in Mount Pleasant and Grandview Woodlands and the Board of Administration report back on Staffing and Budget.;

- (c) That with respect to Section (4) Council approve the following resolution of the Committee:

That with respect to the Shaughnessy Hospital expansion the costs be borne by the B.C. Medical Centre which would employ the staff and which would be seconded to our Planning Department.;

- (d) That Council approve Section (5)
- (e) That Council approve Section (6) as amended to read as follows:

Any additional requests for local area planning should be discussed by the local area committee or other appropriate citizens group, the Chairman of the Community Development Committee and the Director of Planning before a recommendation is made to Council through the Committee.;

- (f) That Council approve Section (7) as amended to read as follows:

With regards to the duration of local area programs it is suggested that where local area planning programs are to be initiated after local area committees have been formed, they be informed that it is Council's wish to keep costs and timing to a minimum and request the Director of Planning in consultation with the local area committee as a first task to report to Council on the time table, work programs and costs anticipated by the program.;

- (g) The Committees took no action with respect to Section (8).

The Mayor and Alderman Pendakur left the meeting during discussion of the foregoing matter.



Standing Committees of Council on Civic and . . . . . 7  
 Community Development  
 May 23, 1974

INFORMATION

2. West End Zoning

The Joint Committees on Civic and Community Development on February 19, 1974 resolved that the West End Zoning reports be referred to Brahm Wiesman "for analysis and report back to the Committee".

Mr. Brahm Wiesman, Consultant, submitted his report on the subject matter (copy of which is attached) and reviewed the report commenting on each section.

The Chairman pointed out that this report was being presented at this time merely for discussion purposes and after presentation by Mr. Wiesman, it was

RESOLVED

THAT the matter of West End Zoning be referred to the Director of Planning and that Mr. Wiesman's report be brought back to the Committees for further discussion when the draft by-law comes forward.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 513

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON HOUSING

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May 28, 1974

A meeting of the Standing Committee of Council on Housing was held on Tuesday, May 28, 1974 in the No. 1 Committee Room, Third Floor, City Hall at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman  
Alderman Massey  
Alderman Rankin

ABSENT: Alderman Volrich (civic business)

CLERK: R. Demofsky

The Minutes of the meetings of March 19, April 9, and April 23, 1974, were adopted.

INFORMATION:

1. Strata Title Applications

a. City Council, on February 26, 1974, when considering the recommendations of the Standing Committee of Council on Housing dated February 19, 1974, passed the following motion:

"THAT the Board of Administration, through its officials, be requested to report back to the Committee on the following matters:

- Pre-selling of units in a Strata Title building.
- Re-consideration of the consultant's report.
- The optimum size of condominiums.
- An outline of operating costs as part of the prospectus.
- Designating condominium buildings as adult or family buildings.
- Financial prospectus of costs.
- The recommendations regarding a warranty system with the alternative of requiring that performance bonds be posted.
- Persons owning the condominiums having to pay for the removal of garbage.
- The new C.M.H.C. guidelines which will be published in April.
- The use of electrical plugs rather than boxes in the wall with respect to assisting in soundproofing.
- An applicant being permitted to apply for a development permit for a Strata Title and filing a prospectus at the same time.
- The relationship of parking to be provided in conjunction with the number of units. "

Commissioner Ryan was present to submit a report on Strata Title applications dated April 9, 1974, for the Committee's consideration.

The Chairman noted that there was presently a bill before the

Cont'd . . .

Standing Committee of Council on Housing

May 28, 1974 . . . . . 2

Provincial Legislature, which would result in changes to the Strata Titles Act, and it was agreed to table discussions on the Board of Administration report until the bill was circulated to the Committee members.

b. The Chairman referred to a letter from Mr. L. Koopman dated February 7, 1974 complaining of poor soundproofing of his condominium at 12 Pines (Granville West). As a result, a meeting was held with Mr. Koopman and with Mr. Barron of Barron and Strachan Acoustical Engineers present, to discuss this problem. Present today, was Mr. Barron of Barron and Strachan, who reiterated on soundproofing problems with respect to three storey walk-up condominiums.

Following brief discussion, it was

RESOLVED,

THAT the City Building Inspector review with Mr. Barron, of Barron and Strachan, the matter of poor noise control in three storey walk-up condominiums, following which the City Building Inspector report back to the Committee on the recommendations and amendments to the National Building Code which could rectify this situation.

## 2. Minimum Standards - Maintenance and Occupancy

The Director of Permits and Licenses was present to advise the Committee of progress to date on the Minimum Standards of Maintenance and Occupancy By-law. He advised that he was reviewing a model by-law as outlined in a document entitled "A Better Place to Live" (which was printed by the Ontario Department of Municipal Affairs). A similar by-law is being used by some municipalities in Ontario, and he has written to these municipalities in hopes of getting some constructive feedback.

He concluded by advising the Committee that he was hopeful of drafting a by-law on the Minimum Standards of Maintenance and Occupancy later this year.

## INFORMATION AND RECOMMENDATION:

### 3. Housing for the Physically Handicapped

Representatives of handicapped organizations in the City of Vancouver were present, and submitted reports for the Committee's consideration. Mr. P. Russell of the Lower Mainland Society for Residences of Physically Handicapped advised of a pilot project this organization was proposing, being a group home to house approximately twenty-four persons nineteen years of age and over, with much attended care. (Hopefully a one to one ratio). The capital cost of this project would be approximately \$300,000 with a maintenance cost of approximately \$250,000 per year (including staff salaries). He requested approval in principle of this proposal and indicated a site in False Creek would be very acceptable.

Mr. L. Watson, of the Handicapped Resource Centre, advised that this organization did housing placement on a one to one basis for handicapped people of all ages. Also that the present housing shortage is a major concern, and agreed with the group home project as outlined above.

Mr. T. DuMoulin, Cheshire Homes Society of B. C., advised that Mr. W. Casson, Director of Housing, G.V.R.D., had located a site for another handicapped home.

Cont'd . . .

## Standing Committee of Council on Housing

May 28, 1974 . . . . . 3

Mr. Casson submitted a report dated May 24, 1974 outlining a site of City owned land; northwest corner of Ash Street and southwest Marine Drive. The Cheshire Homes Society wanted this housing project to be on the home concept with approximately one housekeeper per eight people. It would consist of 45 residential units in five houses with a common community centre and would require approximately 40,000 square feet (approximately 1 acre).

Mr. M. Lipson, Co-ordinator, Group Home Project, Vancouver Resource Society for the Physically Disabled, submitted a report outlining yet another group home project. The Committee was advised that this organization presently had funds from C.M.H.C. for a co-ordinator, and was presently looking for a house for this project.

Ms. M. Smith of the Department of Human Resources advised the Committee that the department wants details of accommodation required by the handicapped people, such as:

- group homes (2 to 24 residents)
- public housing
- intermediate care, etc.

Also, that handicapped people should have a say in the type of accommodation provided.

It was reiterated by the other organizations present that housing accommodation was urgently required.

Following brief discussion, it was

## RESOLVED,

- A. THAT representatives of the Group Home Project of the Vancouver Resource Society for the Physically Disabled report back to this Committee at a later date with progress on this particular group home project.
- B. THAT the Supervisor of Property and Insurance report back to the Standing Committee on Housing, on future plans for the City owned land between Ash and Lord Streets, Southwest Marine Drive and 65th Avenue, (D.L. 311).

## RECOMMENDED,

- A. THAT Council endorse the concept of a group home project for young adult handicapped persons in the False Creek Area and instruct the False Creek Development Consultant to report back on a suitable site for this project.
- B. THAT Council make available, at a price agreeable to the City, the City-owned site at the northwest corner of Ash Street and Southwest Marine Drive, to the Cheshire Homes Society for the development of housing for severely disabled persons, subject to the Society making application for rezoning and discussing the development plans with the adjoining neighbours.

RECOMMENDATION:4. Oppenheimer Lodge - Organizer-Consultant

Council on April 3, 1973 approved funds in the amount of \$6,000 to the First United Church for the position of organizer-consultant; cost sharing to be sought from Senior Governments. A letter dated May 24, 1974 from the First United Church requesting an extension of the position of Oppenheimer Lodge Organizer-Consultant, was submitted to the Committee for consideration. Also submitted to the Committee was a report from Mr. T. Hoffman, present organizer-consultant of Oppenheimer Lodge, dated May 22, 1974, outlining problems

being encountered due to the lengthy delays in completion of the Oppenheimer Lodge. It was noted that these lengthy delays were detrimental to organizing the residents association.

Following brief discussion, it was

RECOMMENDED,

- A. THAT Council grant an additional \$3,000 to the First United Church, to permit the position of Oppenheimer Lodge Organizer-Consultant to be extended from October 15, 1974 to April 15, 1975.
- B. THAT the Chairman of the Standing Committee on Housing request the Mayor of the City of Vancouver to use his good auspices to expedite this project, once the construction strike is settled.

5. Short Lease Hotels

Alderman Rankin advised the Committee that the problem arising from short-term leases is that people who are presently leasing, and have only a few years left on their leases are being required to conform to Fire By-law regulations and install sprinkler systems, etc., at a very high cost. These leasees would be willing to conform to the requirements if their leases would be extended approximately five years. However, the owners are not willing to grant extensions on the leases because they want to convert their rental premises into other uses.

The Committee agreed that present owners should be prevented from converting their rental premises into other uses.

RECOMMENDED,

- A. THAT Council authorize one member of the Standing Committee on Housing to meet with those owners of hotels who are presently leasing on a short term basis, to request that they extend their existing leases, thus permitting the present leasees to amortize the cost of installation of sprinkler systems, etc., as required in the Fire By-law.
- B. THAT the Director of Planning and City Building Inspector be requested to submit a report to the Standing Committee on Housing, as soon as possible, outlining how conversion of rental premises into other uses can be prevented; and also guidelines to be followed.

INFORMATION:

6. Wicklow Hotel

Mr. Reardon, owner of the Wicklow Hotel was present and submitted a letter dated May 9, 1974 regarding Fire By-law regulations for the Committee's consideration. Also submitted was a letter from Mr. T. Dennis Devitt dated May 9, 1974 regarding disputed ownership of the Wicklow Hotel.

Both letters requested that the Fire By-law regulations requiring fire sprinkler installation be relaxed until the ownership of this hotel has been legally settled.

The Committee advised Mr. Reardon that regardless of who owned this hotel, a sprinkler system would have to be installed. The Chairman outlined that the Housing Committee was seeking a firm commitment, from the hotels in the downtown eastside area, that they plan to meet the by-law requirements, and a program outlining an estimated completion date.

Standing Committee of Council on Housing  
May 28, 1974 . . . . . 5

RESOLVED,

THAT no action be taken on Mr. Reardon's request at  
this time.

7. Housing Policy Paper

Due to lack of time this item was tabled for further consideration  
at a later meeting of the Standing Committee of Council on Housing.

The meeting adjourned at approximately 12:20 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 574

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON  
SOCIAL SERVICES

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May 30, 1974

A meeting of the Standing Committee of Council on Social Services was held in No.1 Committee Room, Third Floor, City Hall, on Thursday, May 30, 1974, at approximately 1.30 p.m.

PRESENT: Alderman Rankin (Chairman)  
Alderman Gibson  
Alderman Marzari

ABSENT: Alderman Hardwick

ALSO Mr. J. Denofreo  
PRESENT: (Executive Assistant to the Minister  
of Human Resources)

CLERK: H. Dickson.

RECOMMENDATION:

1. Downtown Eastside Recreation Project.

The Committee had before it a report on this subject, dated May 16, 1974, from the Board of Administration, which stated in part that:

" Within the limited time the program has been in operation, the following objectives have been achieved:

- 1) We have worked closely with individual citizen groups as well as residents in determining the interests and needs of the downtown east side residents;
- 2) Programs have been implemented;
- 3) Close liaison has been maintained with the various organizations and agencies functioning in the downtown east side to ensure:
  - (a) that we were not duplicating programs,
  - (b) that we were keeping them informed of recreational programs being offered in the area.

We estimate, at this stage of our development, that approximately 500 different individuals have been involved in various program opportunities. Time has not permitted us to make effective contact with many of the physically handicapped people in the area, and we have had limited involvement with the "non-problem low-income resident". The program has been well received and endorsed by not only the participants but also by such agencies as:

The Downtown Community Health Society,  
The Downtown East Side Residents Association, and  
The First United Church.

Details of the proposed budget for the period April 1 to December 31, 1974 are as follows:

Full-time recreation worker	\$ 8,100
Part-time staff	6,100
Fringe benefits	1,510
Rental of facilities	1,150
Supplies, equipment, etc.	4,900
Transportation	500
Telephone	<u>275</u>
Total - 9 months	<u>\$22,535</u> "

Continued.....

Standing Committee of  
Council on Social Services  
May 30, 1974. . . . .

2

Your Board submits to the Standing Committee on Social Services  
for CONSIDERATION

- (a) approval of the continuation of the Downtown Eastside Recreation Project at a cost of \$22,535 for the 9 months ending December 31, 1974
- (b) provision of the funds (\$22,535) from the \$150,000 discretionary sum allotted to the Parks Board in 1974 for miscellaneous projects or from the City's Contingency Reserve
- (c) that this be a continuing project in the recreation budget of the Parks Board in future years. "

Mr. Bruce Eriksen of Downtown Eastside Residents' Association said the program is well used by Downtown residents.

During discussion it was noted that "b" contains two alternative sources of funds for continuation of the program.

There was discussion on how much money remains in each fund and on which of the two sources should be used for continuation of the Downtown Eastside Recreation Project.

Your Committee RECOMMENDS,

- (a) THAT Council approve the continuation of the Downtown Eastside Recreation Project at a cost of \$22,535 for the nine months ending December 31, 1974,
- (b) THAT the Director of Finance attend the Council Meeting to advise on the status of \$150,000 discretionary sum allotted to the Park Board in 1974 for miscellaneous projects, and the City's Contingency Reserve, following which Council decide which fund should be the source of funds for the project.
- (c) THAT this be a continuing project in the recreation budget of the Park Board in future years.

#### INFORMATION.

##### 2. Lord Roberts Elementary Day Care Centre.

At the request of the Committee the Department of Permits and Licenses reported on the issuance of a Day Care Permit at Lord Roberts Elementary School.

The report is as follows:

"Our records show that on February 4, 1974, an application was made for a Development Permit to use the school as a Day Care Centre. Inspections were made by the Building, Plumbing, Fire, Electrical and Health Inspectors and on March 4, 1974, notification was sent to the applicant outlining the required alterations for this proposed new use (copy attached).

Our records further show that the Technical Planning Board approved of the proposed use as a Day Care Centre for a maximum of 30 children and Development Permit No. 65583 was issued on April 8, 1974.

From the above, it is our opinion that there has been no delay or refusal for the use of the school as a Day Care Centre, provided the required alterations outlined in the letter are completed."

It was RESOLVED,

THAT the report of the Director of Permits and Licenses be received.



Standing Committee of  
Council on Social Services.

May 30, 1974. . . . .3.

### RECOMMENDATION.

#### 3. Downtown Eastside Residents' Association - Rent Increases.

Copies of instances of rent increases above the 8% limit set by the Rent Stabilization Act imposed by the Hampton, Olympia and Colonial Hotels and the Orange Apartments, were presented to the Committee by the Downtown Eastside Residents' Association.

The following increases were alleged:

An increase in rent of 20%, from \$75 to \$90 per month, on one day's notice, for one room, imposed by Ker and Ker, rental agents, for the Orange Apartments, 341 Gore Avenue;

An increase of over 15%, from \$60 to \$70, imposed by the management, for a room at the Olympia Hotel, 341 East Hastings Street;

An increase of 33%, from \$45 to \$60 charged for a room at the Hampton Hotel, 124 Powell Street;

An increase of about 19%, from \$53 to \$63 for a room at the Colonial Hotel, 122 Water Street.

During discussion tenants of one of the hotels reported their complaints had also been sent to the Attorney-General's Department.

RECOMMENDED,

THAT the owners and operators of the Hampton Hotel, 124 Powell Street, the Olympia Hotel, 341 East Hastings Street, the Colonial Hotel, 122 Water Street, and the Orange Apartments, 341 Gore Avenue, be asked to appear before Council and show why their Business Licenses should not be cancelled;

FURTHER THAT Council refer the complaints of rent increases to the Attorney-General's Department for study by the Department as to whether charges can be laid against the owners and operators of the four hotels for violating the Rent Stabilization Act.

#### 4. Greater Vancouver Federated Anti-Poverty Groups.

Joan Morelli and Elsie Ostremier, representing the Greater Vancouver Federated Anti-Poverty Groups, presented the Committee with a brief, dated April 16, 1974, (copy of which is attached) which was earlier presented to the Vancouver Resource Board.

They emphasized the recent increase of %20 in Welfare rates applies equally to single persons as well as families.

During discussion it was noted the Resource Board intends to request a meeting with the Minister of Human Resources to discuss the Welfare rates.

Your Committee RECOMMENDS,

THAT Council receive the brief of the Federated Anti-Poverty Groups and indicate to the Minister of Human Resources its dissatisfaction at the increase in Welfare rates and the disbursement of the increase;

FURTHER THAT members of Council attend the meeting of the Vancouver Resource Board and the Minister of Human Resources on Welfare rates.

### INFORMATION.

The Committee agreed to hold a Public Meeting on commercial rental agencies at 7.30 p.m., Thursday, June 13, 1974, in the Council Chamber.

The meeting adjourned at 2.35 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON WATERFRONT

May 30, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the #2 Committee Room, third floor, City Hall, on Thursday, May 30, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)  
Alderman Gibson  
Alderman Massey

ABSENT: Alderman Linnell  
Commissioner DuMoulin

CLERK: M. Cross

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The Minutes of the May 9 and 16 meetings were adopted.

RECOMMENDATION

1. National Harbours Board Lease of 8936 Sq. Ft. Adjoining Stanley Park

On April 26, 1974, the Board of Administration (under Property Matters) recommended to Council that the City advise the National Harbours Board that it does not wish to renew the lease of the 8936 sq. ft. adjoining Stanley Park as the Park Board no longer requires the area. When dealing with the report Council on April 30, 1974, referred the matter to the Waterfront Committee for consideration and report.

Discussion of the area in question followed wherein Commissioner Ryan advised that the lease expired on March 23. The Committee felt that the land should continue to be leased and therefore

RECOMMENDED

THAT the City advise the National Harbours Board that it wishes to renew the lease of 8936 sq. ft. adjoining Stanley Park for a nominal sum of \$100 per year.

(Alderman Massey voted against the motion.)

2. Point Grey Road Waterfront

The Chairman advised that he had requested the Planning Department to prepare a report showing the historical aspects with regard to the Point Grey Road acquisition program. The Director of Planning submitted a report dated May 24, 1974.

In view of the Local Area Planning Program in the area and the requirements of the 5-year plan, the Chairman felt the Committee should review the existing policy and make recommendations to Council.

Cont'd ....

Standing Committee of Council on Waterfront . . . . . 2  
May 30, 1974

Clause No.2 continued

Three schemes exist for a waterfront road from approximately Balsam to Alma Streets.

- (a) Upland scheme i.e. acquisition over a period of time of all private waterfront property, when opportunities arise, for view and continuous beach access.
- (b) Lower Road scheme i.e. property owners who object to acquisition of their property called for a low level road and park strip requiring the City to obtain Crown leases to the foreshore and the riparian rights from property owners.
- (c) The developed beach and walkway including park and access - Council in June 1968 requested that this proposal also be evaluated.

Mr. D. Janczewski of the Planning Department stated that the existing policy is

- (a) To buy properties as they become available in the three priority areas;
- (b) Not to add to the value of the existing properties in these priority areas;
- (c) Approve outright and conditional uses in the remaining areas;
- (d) No purpose designed apartment buildings will be permitted;
- (e) The present RS-2 and RT-2 zoning to be maintained.

On November 28, 1972, Council requested that the Director of Planning report on any development permit applications in the Point Grey Road area. Two such applications are contained in the Director of Planning's report dated May 24, 1974.

The Committee agreed that Development Permit Application #66543 to move the existing single family residence at 2505 Point Grey Road should be issued. Mr. Pelman, Architect, spoke with respect to Development Permit Application #66138 to alter the premises at 3019 Point Grey Road. He stated that the alterations were to update the kitchen and the bathroom, provide a stairway, and convert a studio suite into a one-bedroom suite, thus reducing the number of suites in the dwelling by one. The Committee discussed the question of riparian rights and it was agreed that the Development Permit Application would be issued if the owner agreed to dedicate the most northerly five feet of his property to the City for \$1.

After discussion the Committee agreed that it would be advisable for them to adopt the interim policy of maintaining the present zoning and not approving any purpose designed apartments and to request the Director of Planning to report further to the Waterfront Committee on an appropriate development scheme for the area.

**RECOMMENDED**

- (1) THAT the Director of Planning be instructed to report back to the Waterfront Committee on alternative development schemes for this area with recommendations on implementation and zoning.

cont'd ....

Standing Committee of Council on Waterfront . . . . . 3  
May 30, 1974

Clause No.2 continued

- (2) THAT the existing City Council policy of maintaining the present zoning of the area and not approving any purpose designed multiple dwellings under the conditional use sections of the RS-2 and RT-2 district schedules of the Zoning and Development By-law be adhered to.
- (3) THAT no conditional uses or relaxations be approved on the north side of Point Grey Road between Trafalgar and Alma Streets pending the completion of the development plan for the area.
- (4) THAT Development Permit Application #66543 be issued as an outright use in the RT-2 (2 family) dwelling district schedule.
- (5) THAT Development Permit Application #66138 be issued subject to the owner dedicating to the City for \$1 the most northerly five feet of his property.

INFORMATION

3. Proposed Sign By-law

Representatives of the Legal Department, Planning Department and the Sign Industry were present for the discussion of this item.

One of the major questions that concern the industry is whether or not illustrations would be incorporated into the Sign By-law. The Legal Department advised that no illustrations could form part of the By-law. The Chairman suggested that he wanted as many illustrations, photographs and sketches as possible to accompany the By-law in whatever form necessary so there would be no questions in anyone's mind as to what is meant by the wording of the By-law.

Mr. Hickley distributed the further draft of the Sign By-law entitled "Revised Penultimate Draft" and went over the additions and deletions of the previous draft with the Committee.

In the Section on DEFINITIONS, the following were brought to the attention of the Committee:

- Billboards - Delete "over 150 sq. ft."
- Sign Area - Add "or embellishment" after "including any frame"
- Street - The definition of street should be changed to coincide with the definition in the Charter and in the Street and Traffic By-law.

With respect to APPLICATION, change "invisible" in (3) to "not visible". Add (4) "This bylaw shall not apply to (a) signs installed by the City Engineer for the control of traffic, parking, direction or street names, (b) street decoration installed or authorized by the City Engineer, or (c) signs required by the Elections Act."

Under SIGN SPECIFICATIONS, Facia Sign, Mr. Hickley is to check whether "or parapet" should be included. The Section on Location should be changed to read "Content of a sign consists of prestigious advertising, such as logos and names of buildings or principal tenants and date of erection". With respect to Projection, after "so as to disfigure the architecture of the building to which the sign is attached" add "The Administrator may refer any application to the Director of Planning for advice".

cont'd ....

Standing Committee of Council on Waterfront . . . . . 4  
May 30, 1974

Clause No.3 continued

Under Location Projecting Signs, the last sentence should read "For a one-storey building, the top of a projecting sign shall not exceed 20 ft. from the street grade or 6 ft. above the parapet, whichever is less.". Sign Combination should read "Businesses may vertically combine their projecting signs ....".

After the Section on Mansard Roof Signs, a new Section (8) containing the criteria for billboards will be added.

A lengthy discussion evolved around Section (7) Variances and Special Approval. A fifth type of sign i.e. rotating sign, was added to the list of those to be approved on the recommendation of the Director of Planning. It was suggested that Section (4) be re-written to state "Special approvals shall only be granted when the proposed sign does not conflict with any construction, electrical and fire safety requirements."

The Committee wished to consider this section further and agreed that a meeting would be held on June 6, 1974, under the chairmanship of Alderman Massey, to continue discussion on this section and the remainder of the Sign By-law.

RESOLVED

THAT the Committee receive advice from the Permits and Licenses and Legal Departments as to whether or not "Special Approvals" would conflict with any other City By-laws.

FURTHER THAT the Section on Variances and Special Approval be re-written for consideration of the Committee at its meeting on June 6, 1974.

The meeting adjourned at approximately 6:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 515

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

June 6, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 6, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (chairman)  
Alderman Gibson  
Alderman Marzari

ABSENT: Alderman Hardwick

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant  
to the Minister of Human Resources

CLERK: H. Dickson

RECOMMENDATION1. Hotel East - Conversion to a New Use

The Standing Committee on Social Services previously learned that residents of the Hotel East, 445 Gore Avenue, have been given notice to vacate by June 30th, 1974 and that the owners, unable to meet additional expenses of operating the hotel, plan to convert the building for another use. The tenants have told the Social Services Committee they do not wish to move.

Mr. M. Egan of the Planning Department, reported orally to the Committee that an application for a development permit was made for the Hotel East on May 13th to convert it to restaurant and office use.

Mr. Egan stated the Hotel East does not meet three requirements for the proposed new use:

- (a) the building has an excessive floor space ratio of 4.6 where a ratio of 1.0 is required;
- (b) the hotel does not have the required 23 off-street parking spaces;
- (c) the hotel does not have the required four loading bays.

These requirements would have to be waived or relaxed by the Development Permit Sub-committee of the Technical Planning Board, the Technical Planning Board itself and the Vancouver City Planning Commission for the development permit application to be approved. It was the consensus of the Committee that it is in the social interest that the Hotel East remain a residential premise and it is therefore

cont'd ....

Clause No. 1 (cont'd)

RECOMMENDED

- A. THAT Council direct the Development Permit Sub-Committee of the Technical Planning Board, the Technical Planning Board and the Vancouver City Planning Commission to not relax the requirements which the Hotel East must meet to obtain a development permit to convert the building to another use;
  
- B. THAT similar applications for development permits to convert hotels to other uses in the downtown eastside area be brought before the Standing Committee on Social Services;
  
- C. THAT Council refer to the Director of Social Planning for report back to Council the matter of printing in both Chinese and English the civic notices on Health and Fire By-law requirements sent to operators of hotels in the downtown eastside area.

FOR COUNCIL ACTION SEE PAGE(S) 576